

NOTICE OF DECISION

Administrative Site Development Permit and Lot Line Adjustment

November 9, 2021

McFadyen Townhomes 683 NW Locust Street

PROJECT INFORMATION

Applications Project No. PRJ18-00032

Administrative Site Development Permit ASDP20-00003

Lot Line Adjustment LLA21-00001 SEPA Determination SEP20-00004

Staff Contact Daniel Martinez, AICP | Associate Planner

(425) 837-3124

danielm@issaquahwa.gov

Applicant/Architect Medici Architects

Attention: Jennifer Kim

11711 SE 8th Street, Suite 100

Bellevue, WA 98005

Civil Engineer Keith Litchfield

12840 81 St Ave NE Kirkland, WA 98034

Geotechnical Engineer Geo Group Northwest, Inc.

13240 NE 20th Street, Suite 10

Bellevue, WA 98005

Surveyor Terrane

10801 Main Street, Suite 102

Bellevue, WA 98004

Traffic Consultant

Traffex 11410 NE 124th Street, Suite 590 Kirkland, WA 98034

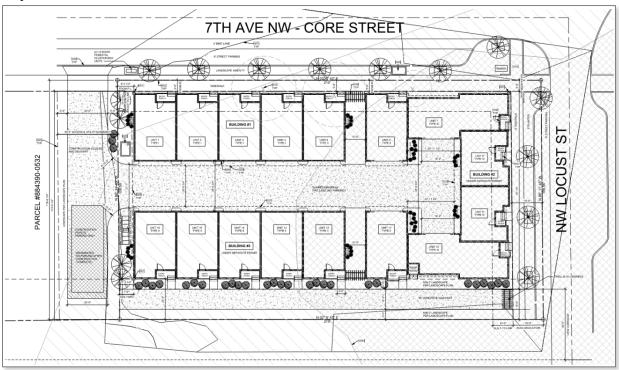
Request

Medici Architects proposes to construct a 16-unit townhome project within three individual buildings on a currently vacant lot measuring approximately 24,898 square feet. Units would range from approximately 1,500 square feet to 2,000 square feet, and all units would be designed with rear-loading garages with a common driveway providing access to the garages. Improvements to support the development include wet and dry utilities; 29 vehicular private parking spaces; seven bicycle parking spaces, one motorcycle parking space; and landscaping to comprise of street trees, on-site trees, shrubs, and groundcovers.

The project would also involve circulation improvements including a Through Block Passage measuring 20 feet in width; and frontage improvements consisting of an eight-foot sidewalk, six-foot landscape strip, eight-foot parking lane, five-foot bicycle lane, and 10-foot travel lane.

Finally, under the City's consolidated permit review process, the applicant has requested that a Lot Line Adjustment ("LLA") be considered for this project in order to combine the two existing lots into a single parcel.

Project Site Plan



Project Location

683 NW Locust Street Issaquah, WA 98027

Parcel Numbers: 8843900530 and 8843900531

Zoning District Mixed Use Residential (MUR)

Comprehensive Plan Designation Multifamily Residential

Adjacent Land Uses North: Mixed Use – Central Issaquah (MU-CI)

Atlas Apartments

South: Community Facilities – Facilities (CF-F)

City-owned property

East: MUR Restaurant

West: MUR Vale Apartments

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- A. ASDP20-00003 Project Narrative prepared by Medici Architects, dated February 23, 2021.
- B. Withdrawal Notice of SEPA Mitigated Determination of Non-Significance and Revised Mitigated Determination of Non-Significance prepared by Daniel Martinez and issued by Minnie Dhaliwal on August 26, 2021.
- C. Arborist Report/Tree Plan prepared by Layton Consulting, LLC, dated August 10, 2020.
- D. Review of the Central Issaquah Development and Design Standards, dated November 9, 2021.
- E. Central Issaquah Architecture and Urban Design Manual Design Review Checklist.

F. ASDP20-00003 Plan Set prepared by Medici Architects, dated February 05, 2021. Includes civil; erosion control; architectural; tree removal, tree density, and tree replanting. The Lot Line Adjustment drawings may be found at the end of the plan set.

The following technical studies, which informed the analysis of and conditions for this project are part of the record, are available by request by contacting the Community Planning & Development Department (see staff contact on the first page):

- a. Geotechnical Report prepared by GEO Group Northwest, Inc., dated April 22, 2015.
- b. *Geotechnical Engineering Services Report* prepared by GeoEngineers, dated February 1, 2017, and submitted in support of SW17-00008 Vale Apartments at 7th & Locust, an adjacent development. This report was used for the evaluation of the SEPA decision.
- c. Geotechnical Construction Inspection Summary Letter prepared by GeoEngineers, dated May 25, 2018, documenting construction activities performed under SW17-00008 Vale Apartments at 7th & Locust, an adjacent development. This report was used for the evaluation of the SEPA decision.
- d. *Geotechnical Report* dated April 26, 2021, prepared by GEO Group Northwest, Inc., submitted in support of BLD21-00144, BLD21-00145 and BLD21-00146 associated with the subject project.
- e. Technical Information Report prepared by Keith Litchfield, revised October 27, 2020.
- f. Limited Traffic Impact Analysis prepared by TraffEx Northwest, dated April 22, 2019.

DECISION

On November 9, 2021, the Community Planning and Development Department ("CPD") approved the Administrative Site Development Permit (ASDP20-00003) and the Lot Line Adjustment (LLA21-00001) applications. Approvals are based upon the applications, submitted application materials, Exhibits A through E to this Decision, reasons for the decision, as well as the Conditions contained at the end of this Decision.

REASONS FOR THE DECISION

1. LEVEL OF REVIEW

Central Issaquah Development and Design Standards ("CIDDS") Table 4.3A, Table of Permitted Land Uses, specifies that projects ranging between 10,000 square feet and 45,000 square feet of gross floor area within the Mixed-Use Residential zone shall be reviewed through the Level 2 process.

2. PUBLIC NOTICE

Public Notice

Public notification was provided in accordance with the Issaquah Municipal Code ("IMC") 18.04.180 provisions applicable to Level 2 reviews. A Notice of Application ("NOA") was mailed to parties of record and to properties within 300 feet of the project site boundaries on April 16, 2020. Additionally, the NOA was posted on the City's Active Projects website. A

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Notice of Decision of this Administrative Site Development Permit, when issued, will be emailed to all parties of record and an appeal process will be provided as governed by IMC 18.04.250.

Public Comments

As of the date identified at the beginning of this Decision, Staff received comments from one person in response to the SEPA Mitigated Determination of Non-Significance ("MDNS") originally issued June 11, 2021. Please see the following section for additional information.

3. STATE ENVIRONMENTAL POLICY ACT ("SEPA")

The City of Issaquah's SEPA Responsible Official determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement ("EIS") is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist prepared April 24, 2020, and supplemental information on file with the lead agency.

The SEPA environmental review was conducted concurrent with the review of this Administrative Site Development Permit. The Community Planning and Development Department determined that mitigation measures are required. Accordingly, a MDNS was issued on June 11, 2021, under City file number SEP20-00004. The lead agency received comments from one person in response to the MDNS; consequentially, the MDNS was withdrawn and revised on August 26, 2021, in order to address the comments that were received. The Withdrawal Notice of SEPA Mitigated Determination of Non-Significance and Revised Mitigated Determination of Non-Significance has been included as Exhibit B.

A new 21-day combined comment and appeal period was established beginning on August 27, 2021, and ending on September 16, 2021. The lead agency did not receive any additional comments nor an appeal.

4. LOT LINE ADJUSTMENT

Reasons for the Decision

- 1. The LLA is reviewed administratively by the Development Services Director/Manager or Designee, as a Level 1 review, according to IMC Table 18.04.100-1: Levels of Review.
- 2. The Community Planning & Development Department has determined the proposed LLA meets the applicable criteria in IMC 18.13.430, and the drawings have been included as part of the plan set in **Exhibit F**. Analysis of the applicable criteria is outlined below:
 - 1. Compliance with all requirements of the zoning code for the zoning district, in which the property is located as identified on the zoning map, such as lot size and required yards; and

<u>Analysis</u>: The request is for the consolidation of two lots into a single parcel, and both existing lots are within the Mixed-Use Residential zoning district under the Central Issaquah Plan. There are required district standards found in Table 4.4A of the CIDDS. Combining the two lots into one parcel complies with the district standards.

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II. All lots shall be adjacent to, or have a legally created means of access to, a City street; and

<u>Analysis</u>: The combined lots will have access to 7th Avenue Northwest, which is a City street.

III. The applicant shall provide a current title report identifying all persons and entities having any interest in the real property which is the subject of the proposed lot line alteration. The approval of the proposed lot line adjustment by signature of the persons or entities having an interest in the real property shall be provided as required by the Planning Director/Manager.

Analysis: A current title report was provided with the application submittal.

3. No new lots are created by this proposal.

5. REVIEW OF CENTRAL ISSAQUAH DEVELOPMENT AND DESIGN STANDARDS ("CIDDS")

Exhibit D contains a table and provides a detailed review of the development proposal, associated application materials, and drawings, compared against the CIDDS. To facilitate use of the table, the following are provided to explain the column headings:

CIDDS Standard: The numbers used in the CIDDS to identify development and

design standards.

Name: The name/title used in the CIDDS, associated with the CIDDS

Standard Number. If no title is provided, a brief description is

used in parenthesis, e.g., 14.4.A.5 (primary entrances).

Review at Construction: X - These standards are not reviewed, or only partially reviewed,

with this development proposal and will be reviewed with

future construction permits.

Meets Standard - Yes: X - Staff believes this item has been acceptably addressed, at a

land use level of review, as shown or described in the Development proposal. This item will receive further review with future construction permits when additional detail is

provided.

Meets Standard - No: X - Staff believes this item necessitates clarification or changes

to comply with the CIDDS. This may be the basis for a condition

of the ASDP.

More Info Required: X - The applicant is responsible for submitting additional

information for review with future construction permits to

demonstrate compliance with this item.

Staff Analysis: Staff analysis of the project's compliance with the specific CIDDS

development or design standard.

CONDITIONS OF APPROVAL

As part of CPD's consideration of the ASDP and LLA applications, reviewers from eight disciplines evaluated the applications. The following Conditions will apply to the project:

LAND USE

- SEPA mitigation measures, identified in the MDNS issued on August 26, 2021, under City file number SEP20-00004, shall be deemed conditions of approval of the licensing decision pursuant to Chapter 18.10 of the Issaquah Land Use Code. All conditions are based on policies adopted by reference in the Land Use Code.
- 2. An updated Title Report shall be submitted within 10 days of issuance of the Notice of Decision.
- 3. The mylars sheets must use the City of Issaquah Template and the lot line adjustment file number, LLA21-00001, placed on mylar sheets.
- 4. Final mylar drawings of the LLA shall be provided to CPD for signature. All revisions required by the approval shall be incorporated into the mylar drawings. The mylars shall be signed and notarized by the property owners prior to submitting to the City.
- 5. The LLA mylars shall be recorded with the King County Department of Records and Elections with all necessary signatures on the mylars.
- 6. Two full sized conformed copies, a scanned copy of the recorded document, and the CAD files of the approved LLA drawings shall be provided to the Community Planning & Development Department within 10 days of recording with King County.
- 7. All new property corners of the lot shall have a rebar and cap set per current Washington Administrative Code guidelines for land surveys.
- 8. Approval of the LLA expires three years from the Decision Date or as otherwise provided by IMC 18.04.220.
- 9. Unless expressly identified, approval of this Administrative Site Development Permit does not modify any City standards which may conflict with elements of the plans or application materials. Modification of City standards or guidelines requires an explicit approval in the Notice of Decision for this application or a separate Administrative Adjustment of Standards if applicable.
- 10. The project shall comply with CIDDS Sections 8.18 and 8.20, and shall be reviewed with compliance with the Site Work permit.
- 11. Tree density and tree replacement will be further reviewed as part of the Site Work and Landscape permits. The exact number and location of all trees and landscaping shall be determined with the Site Work and Landscape permits. The applicant is required to provide trees on or off-site or pay a fee-in-lieu of to the City Tree Fund per Section 10.14 of the CIDDS. Cost per tree, if payment is made to the City Tree Fund, is \$650 per tree.
- 12. The project shall comply with CIDDS Chapter 10.8 and shall be reviewed for compliance with the Site Work, Landscape, and Building permits.

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- 13. To account for the Modification to Tree Retention Requirements, the applicant will replace trees on site and/or off-site or pay a fee in-lieu-of in accordance with CIDDS 10.14.C-D.
- 14. As part of the review of the Landscape Permit, the applicant shall demonstrate accent plantings throughout the project in key locations, such as the entries to units.
- 15. The project shall comply with CIDDS Section 16.2.O and shall be reviewed for compliance with the Site Work and Landscape Permits.
- 16. All above-ground and at-grade utilities shall be located to eliminate visual impact, such as within buildings or underground. Where these options are not feasible, utilities shall be sited and screened to minimize their presences, preferably located interior of the site or along alleys.
- 17. The project shall comply with CIDDS Chapter 17 and shall be reviewed for compliance with the Site Work and Landscape permits. This must include, but is not limited to: photometric plans, and details for street lights which must match those of the Vale project. Uplighting for trees will not be permissible.
- 18. The applicant will revise the building design to include a prominent external chimney, protruding from the roof.
- 19. The applicant will revise the building design to include contrasting stone surround or lintel around the brick.
- 20. Redline comments provided on drawings (Exhibit F) are construction-level comments to be addressed by the applicant as part of the submittal of construction permits.

PUBLIC WORKS OPERATIONS

21. The City's Sewer Standards were updated in February 2021. Details shall be updated with the submittal of the Site Work Permit.

STORMWATER

22. The LLA drawings shall be revised to include base flood data, and flood hazard notes shall be shown on the face of the recorded plat, including, but not limited to, the base flood elevation, required flood protection elevations, and the boundaries of the floodplain. The following note, or similar language, shall appear on the face of the recorded plat and on the individual titles for all affected lots:

NOTICE

- Lots and structures located within flood hazard areas may be inaccessible by emergency vehicles and personnel during flood events. Residents and property owners should take appropriate advance precautions. Property damage and personal safety risks may occur.
- 23. Stormwater design compliance with 2012 (rev. 2014) King County Surface Water Design Manual and 2017 Issaquah Addendum to the City adopted storm design manual is required. This includes Central Issaquah Alternative Flow Control Standard and Sensitive Lake Water Quality Treatment.
- 24. An approved Flood Hazard permit is required prior to issuance of construction permits.
- 25. Contractor is required to conduct soil disturbing activities within the 100yr floodplain during the dry season (May 1st through September 30th).

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- 26. If groundwater seepage is encountered in excavations, the excavation work shall be halted, and the stability of the excavation and issues regarding excavation slopes and potential support must be reviewed and evaluated on site by a GEO Group NW Inc. representative (per GEO Group NW, 4/22/15).
- 27. TESC Plan and TESC Report must include a dewatering plan for construction permits, due to high groundwater on-site. Dewatering plan must include runoff capture, containment, turbidity monitoring, and discharge or disposal method.

APPEALING THIS DECISION

This decision can be appealed. An Open Record appeal of this decision shall follow the procedures set forth in IMC 18.04.250 of the Land Use Code and shall be heard by the City's Hearing Examiner. A letter of appeal shall include the reason for the appeal and a \$1,500.00 filing fee, which is required of appeals under IMC 3.64.010. All appeals must be filed by close of business on November 23, 2021.

Appeals may be filed electronically by emailing the same to CPDSupportServices@issaquahwa.gov. A hard copy of the Notice of Appeal and a check for the filing fee must be deposited in the mail addressed to City of Issaquah Permit Center, Attention Candy Baer, PO Box 1307, Issaquah, WA 98027 and post-marked no later than November 23, 2021, in order for the appeal to be valid.

For further information on the appeal procedure, or if you have any questions regarding this Notice of Decision, please contact the project planner.

Final decisions shall be valid for three years from the approval date in this Notice of Decision and can be extended by the Director if all the criteria set forth in the IMC in effect at the time the extension is requested are met by the Applicant, or as long as there is an active Construction Permit for the project. Construction projects that have received Final Certificate of Occupancy are no longer considered active.

AFFECTED PROPERTIES

Property owners affected by this decision may request a change in valuation for property tax purposes notwithstanding any program of revaluation. Affected property owners may obtain further information regarding revaluation from the King County Assessor's Office, 500 Fourth Ave., #ADM-AS-0708, Seattle, WA 98104, (206) 296-7300.

November 9, 2021

Daniel Martinez, AICP Associate Planner Date



February 23, 2021

To: City of Issaquah

Development Services Department

1775 12th Avenue NW Issaquah, WA 98027

Project Address: 683 NW Locust St, Issaquah Washington

Parcel Number(s): 884390-0530, 884390-0531

Project Description: Sixteen (16) new townhome units in three (3) buildings

Lot Size: 24,898 SF prior to right-of-way dedication

Zone: MUR

Project Narrative:

The development objective of this proposal is to provide additional housing units in Central Issaquah, a growing urban area. While the units are attached townhomes, the floor plan design and private amenity spaces allow them to live like detached single-family units. The neighborhood is a mix of older single-family and multi-family developments, and several larger multi-family projects have been built immediately adjacent to this project in the last few years.

The subject property is currently an undeveloped lot on the corner of Locust Street and 7th Avenue NW. The Atlas Apartments are immediately to the north and the Vale Apartments are to the west. There are a variety of other building types in the near vicinity including single-family homes, offices, and older restaurants. Berntsen Park is an approximate six-minute walk to the southeast, and shops and restaurants on Gilman Boulevard are to the north and within a five-minute walk.

The development proposal is to construct a sixteen-unit townhome project within three individual buildings. A common driveway will run between all the buildings and provide access to private garages for each unit. Front entries to each unit face outwards towards 7th Avenue, Locust Street, and a through-block passage along the east property line.

Garbage and recycle receptacles are to be located inside the garage of each unit. Recology has approved the pickup location for all waste and recycle bins from the private driveway between buildings. Bins will be stored within each unit's private garage.

Units range from approximately 1,500 SF to 2,000 SF of living space (from two- to four-bedrooms) and will provide private amenity space at second floor decks. Located within the "Traditional Issaquah" design district, this project proposes to incorporate the style characteristics of the Arts and Crafts Style with rectilinear footprints and steep roof pitches. Materials will also align with the intent of the style integrated into the urban environment.

The two parcels of the subject property will undergo a Lot Line Adjustment with the City of Issaquah to combine the two into a single parcel.

Previously on this property, there was an easement along the southern property line for the use by AtWork! for an awning structure. That easement has been vacated per KC Recording #20190314000854. The 30' ingress and utility



easement provided by the adjacent property to the south is still in place and will be utilized for the proposed development. The Utility easement along the east property line is still active.

Zoning Analysis:

CIDDS 4.0: Zoning Districts, Uses and Standards Summary

Zone: MUR; Multi-family Permitted

Base FAR: 1.25 * 24,898 SF = 31,122 SF allowable

29,725 SF proposed

Building Height: 40' to midpoint of pitched roof

All buildings not to exceed 40' to midpoint

Build-To-Line: 0' - 10'

All front setbacks provided from 0.9' to 1.25'

Maximum Impervious: 80%

Proposed 74.4% impervious coverage

Stronger Relationship to Circulation Facility: Building height to be measured from average or finished grade

Maximum height measured from existing grade as existing and proposed circulation are at existing grade

CIDDS 5.0: Density Bonus Program

No density bonus requested

CIDDS 6.0: Circulation Facilities

Dedication:

15'-0" right-of-way dedication provided along NW Locust Street

5'-6" right-of-way dedication provided along 7th Avenue NW

Through-Block Passage:

5' landscape buffer, 10' paved walkway, 5' landscape buffer proposed along the east property line

Core Street:

10' travel lane, 5' bicycle lane, 8' parking lane, 6' landscape, 8' sidewalk provided

CIDDS 7.0: Community Space

Green Necklace:

Through-block passage provided from north to south of property along east edge of property

Community Space:

Individual private community space is provided to each unit in the form of a second-floor deck exceeding the 6'-0" x 8'-0" minimum size

On-Site Amenity:

Not required as project is less than 22 units

CIDDS 8.0: Parking Standards

<u>Vehicle parking:</u> minimum one parking spaces required per unit, maximum two spaces per unit (16 minimum, 32 maximum)

29 spaces provided

Bicycle parking: .15 spaces per bedroom (.15 * 42 bedrooms = 6.3 = 7 spaces required)

7 bicycle parking spaces provided

Motorcycle parking: one space required



One space provided in private garage of unit six.

Loading: no loading zone required

<u>Dimension standards:</u> standard = 18'-6" x 9'-0"; motorcycle = 8'-0"x 4'-0"

All vehicle spaces to be standard size

CIDDS 9.0: Signs

Monument sign for addressing allowed through AAS

Per Fire, addressing for units not facing a right-of way shall be mounted on the horizontal portion of the trellis at the NE corner of the property; no monument sign proposed.

CIDDS 10: Landscape

Street trees and landscaping to be provided around circulation elements.

Landscaping to include street trees, on-site trees, shrubs, and ground-covers at all areas adjacent to walkways. Proposed planting design incorporates a mix of evergreen and deciduous plant types selected for appropriate climate conditions in Issaquah. Street trees types have been selected from the city of Issaquah Tree List. The majority of shrub and groundcover types are northwest natives selected for drought tolerance and ease of maintenance. The remaining plant types are well adapted to the local climate conditions. All plants have been selected for locations best suited to their requirements of sun, shade, wind and water requirements. Minimum tree density shall be four (4) significant trees per 5,000 SF of Developable Site Area (24,901 / 5,000 * 4 = 20 trees @ 6" DBH = 120" DBH total required)

CIDDS 10.13.B: Tree Retention

Per the arborist report provided by Layton Tree Consulting, there are no high retention value trees on the site. The development and frontage improvements do not allow retention to be feasible. Modification to tree retention is requested per the following:

- 1. Proposal of new trees both on-site and off-site meet the City's goals to draw nature into the developing urban community. New street trees and landscape buffers along all sidewalks and through-block passages contribute to the attractiveness and live-ability in and around this project.
- 2. No groupings of smaller trees exist on-site.
- 3. The location of the site in relation to the existing street (7th Avenue NW) requires a right-of-way dedication for street, bicycle lane, sidewalk, and landscape strip. The only existing trees are located where frontage improvements are being required by the City. Without the frontage improvements, a multi-family project would not be feasible, which is a reasonable use of the property in an MUR zone.
- 4. The only existing trees are located where frontage improvements are being required by the City. Without the frontage improvements, a multi-family project would not be feasible, which is a reasonable use of the property in an MUR zone.

5. n/a

6. Proposal of new trees both on-site and off-site meet the City's goals to draw nature into the developing urban community. A total of 132" DBH replacement trees are proposed.

Proposed on-site new trees: 17 @ 2" = 34" DBH total

Proposed off-site trees: 40 @ 2" = 92.0" DBH Total

2 @ 3" = 6" DBH total

Total Proposed = 132" DBH

40" DBH Total



Design Standards:

AUDM 2.0: Architecture

This project will meet the standards put forth in the Central Issaquah Development and Design Standards and the Central Issaquah Architecture and Urban Design Manual. The exterior style proposed will be the Arts and Crafts style. Some features unique to this style are steep roofs, rectilinear footprints, combinations of material types, asymmetrical massing, and natural colors.

Massing: This project has rectilinear footprints with multiple steep gable roof forms at a 10:12 pitch. The buildings are asymmetrical with unique qualities on every elevation. Balconies can be seen on upper floors.

Scale: The proposed buildings are three and four-stories, and they do not exceed five-stories or 200' in length.

Walls: The maximum three exterior materials used in this building include: brick at the base, painted fiber cement lap siding, and painted fiber cement shingle siding.

Windows: Windows are single-hung, fixed, or casement units in singles or pairs. They will have divided lites as appropriate to the style.

Doors: Primary entry doors to the units are half-lite and often complemented with a sidelight.

Roof: Roof shall be composition roof shingles in a dark gray color that provides a contrast to the lighter siding colors on the floors below.

Color: Warm whites, grays, and traditional red brick are proposed for this project.

AUDM 3.0: Urban Design

This project intends to maintain context with the existing greenspaces and the newer buildings that are immediately adjacent to the north and west. Buildings are oriented with ample openings on all open sides and with a through-block passage to connect open areas. There are no slopes on the site, and no need for any site walls.

As both the neighboring Atlas Apartments and Vale Apartments are significantly larger in size and mass, this project acts as a transition between the larger projects and the existing single-family homes found further to the south. The architectural style and choice of materials and colors aim to keep in harmony with the surroundings and not provide contrast.

A through-block passage is provided along the east property line that will allow pedestrians and bicyclists to connect to the south in the future.

All buildings are designed so that entries to each dwelling unit are oriented to the street and through-block passage, and all ground-floor facades have a minimum of 40% transparency.

Usable open space is provided to each unit in the form of private decks on the second level.

The view corridor that runs north-south to Mt. Rainier is not affected by this project as it is just to the east of this property.





Photographs of the existing site:

1) View approaching site from the northwest



2) View of site (from north)





3) View of site (north property line)



4) View of site (from SW corner)





Tree Retention Modification Request:

We are requesting a modification to the CIDDS Tree Retention minimum requirements due to several site-specific conditions. Explanations for how we meet the following criteria are identified below.

- Criteria 1: We feel that this modification is consistent with the purpose and intent of this Chapter, and the Central Issaquah Plan goals and policies due to the fair to poor overall condition of the existing trees.
- Criteria 2: The completed arborist report has determined that none of the existing trees are high value retention, heritage or landmark. All existing trees have been topped in the past and have significant health and structure issues. Their overall condition is fair to poor. Their condition is not appropriate for retention as a grouping of trees or as other native vegetation for landscape in the Central Issaquah Plan.
- Criteria 3: Retention of the existing fair to poor condition trees will jeopardize the reasonable use of the property and reasonable alternatives do not exist.
- Criteria 4: The proposed buildings and site layout, required ingress/egress, existing and proposed utility locations, required easements, storm drainage improvement constraints will jeopardize the reasonable use of the property and reasonable alternatives that are consistent with the Central Issaquah Plan do not exist.
- Criteria 5: Not applicable.
- Criteria 6: We are proposing replacing a portion of the trees on-site as planting space allows and a portion off-site or will pay a fee in-lieu-of equivalent.



Community Planning & Development

1775 – 12th Ave NW | P.O. Box 1307 Issaquah, WA 98027 425-837-3100 issaquahwa.gov

WITHDRAWL NOTICE OF SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE And

REVISED MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

File Number: SEP20-00004
Applied: May 1, 2020
Issue Date: August 26, 2021
Applicant: Medici Architects
Lead Agency: City of Issaquah

Description of Proposal:

Medici Architects proposes to construct a 16-unit townhome project within three individual buildings on a currently vacant lot measuring approximately 24,898 square feet. Units would range from approximately 1,500 square feet to 2,000 square feet, and all units would be designed with rear-loading garages with a common driveway providing access to the garages. Improvements to support the development include wet and dry utilities; 29 vehicular private parking spaces; seven bicycle parking spaces, one motorcycle parking space; and landscaping to comprise of street trees, on-site trees, shrubs, and groundcovers.

The project would also involve circulation improvements including a Through Block Passage measuring 20 feet in width; and frontage improvements consisting of an eight-foot sidewalk, six-foot landscape strip, eight-foot parking lane, five-foot bicycle lane, and 10-foot travel lane.

Location of Proposal: 683 NW Locust Street, Issaquah, WA

Withdrawal: The City of Issaquah is withdrawing the SEPA MDNS issued on June 11, 2021, and this Revised MDNS is being issued to provide additional analysis and mitigation measures as a result of comments received during the comment period.

Determinitation: The City of Issaquah's SEPA Responsible Official has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed Environmental Checklist prepared April 24, 2020, and the supplemental information provided with the project application on file with the lead agency. This information is available to the public upon request.

The project planner is Daniel Martinez, who may be contacted at (425) 837-3124 for further information.

Mitigation Measures: The following SEPA mitigation measures shall be deemed conditions of the approval:

- 1. The applicant shall construct frontage improvements consisting of an eight-foot sidewalk, six-foot landscape strip which must include street trees, an eight-foot parking lane, a five-foot bicycle lane, and a 10-foot travel lane.
- 2. A Flood Hazard Permit shall be required prior to construction of any improvements on the property.
- 3. The applicant shall mitigate for potential impacts on public services and bicycle and pedestrian facilities. The current mitigation fee is \$661.45 per multi-family unit for general government; \$246.96 per multi-family unit for the police mitigation fee; and \$698.29 per unit for the bicycle and pedestrian mitigation fee. The mitigation fees shall be assessed with issuance of the building permits and the actual fee amount will be the adopted fee in effect at the time of permit issuance. Applicant objections to the voluntary payment should be made during the SEPA comment period.
- 4. Prior to sitework (SW) permit approval, the geotechnical report shall be updated to include an evaluation of the proposed final site design elements and a statement that the design is in accordance with the geotechnical engineering recommendations.
- 5. Prior to SW permit approval, the geotechnical report shall be updated to include specific recommendations for dewatering during the various construction stages.
- 6. The updated geotechnical report shall be subject to a geotechnical peer review and shall successfully resolve outstanding issues prior to issuance of any permits impacted by such issues.
- 7. Prior to SW permit approval, a "Construction Staging and Traffic Management Plan" (CSTMP) shall be submitted by the applicant and gain approval by the City. The contents of the CSTMP will adequately address site constraints and impacts to surrounding businesses during construction and provide for proactive communication to the community regarding schedule and construction operations. The construction contractor will be required to follow the CSTMP and provide updates to successfully respond to changing conditions, unanticipated impacts and other issues that arise during construction.

Minnie Dhaliwal

8/26/2021

Date

Minnie Dhaliwal, SEPA Responsible Official

City of Issaquah 1775 12th Ave NW Issaquah, WA 98027 (425) 837-3430

Appeal Procedures: This MDNS is issued under WAC 197-11-350 and 197-11-680. There is a 21-day combined comment and appeal period for this determination, between August 27, 2021, to September 16, 2021. Anyone wishing to comment may submit written comments to the Responsible Official. The Responsible Official will consider the determination based on timely comments. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Issaquah Permit Center. Appellants should prepare specific factual objections. Copies of the environmental determination and other project application materials are available from the City of Issaquah Community Planning and Development Department, 1775 12th Avenue NW.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

Cc: Jennifer Kim, Medici Architects

Washington State Department of Ecology

Snoqualmie Indian Tribe

Washington State Department of Fish and Wildlife

Washington State Department of Archeology and Historic Preservation (DAHP)

Parties of Record

Muckleshoot Indian Tribe U.S. Army Corps of Engineers



Community Planning & Development

1775 – 12th Ave NW | P.O. Box 1307 Issaquah, WA 98027 425-837-3100 issaquahwa.gov

FINAL STAFF EVALUATION FOR ENVIRONMENTAL CHECKLIST

File No: SEP20-00004

I. SUMMARY OF PROPOSED ACTION

The proposal entails the construction of 16 new townhome units within three buildings. Site construction would include associated utilities, landscaping, and right-of-way improvements.

A Mitigated Determination of Nonsignificance (MDNS) was issued by the Lead Agency on June 11, 2021. This Staff Evaluation has been revised to address public comments received during the initial public comment period. Changes to this Staff Evaluation are shown as underlined.

II. GENERAL INFORMATION

Project Name: McFadyen Townhomes

Applicant: Medici Architects

Attention: Jennifer Kim 11711 SE 8th Street, Suite 100

Bellevue, WA 98005

Location: 683 NW Locust Street, Issaquah, WA

Zoning: Mixed Use Residential (MUR)

Comprehensive

Plan Designation: Multifamily Residential

The following information was considered as part of review of this application:

- 1. SEPA Environmental Checklist prepared April 24, 2020.
- 2. Geotechnical Engineering Study prepared by GEO Group Northwest, dated April 22, 2015.

NOTE: Technical reports referenced above may not be attached to copies of this decision. Copies of exhibits, reports, attachments, or other documents may be reviewed and/or obtained by contacting the Community Planning and Development Department by telephone (425) 837-3100 or electronic mail CPD@Issaquahwa.gov.

III. BACKGROUND/PROPOSAL

Medici Architects proposes to construct a 16-unit townhome project within three individual buildings on a currently vacant lot measuring approximately 24,898 square feet. Units would range from approximately 1,500 square feet to 2,000 square feet, and all units would be designed with

rear-loading garages with a common driveway providing access to the garages. Improvements to support the development include wet and dry utilities; 29 vehicular private parking spaces; seven bicycle parking spaces, one motorcycle parking space; and landscaping to comprise of street trees, on-site trees, shrubs, and groundcovers.

The project would also involve circulation improvements including a Through Block Passage measuring 20 feet in width; and frontage improvements consisting of an eight-foot sidewalk, six-foot landscape strip, eight-foot parking lane, five-foot bicycle lane, and 10-foot travel lane.

IV. REVIEW OF THE ENVIRONMENTAL CHECKLIST

The following lists the elements contained within the Environmental Checklist submitted for the proposed project. The numbers in the staff evaluation correspond to the numbers in the Environmental Checklist. If staff concurs with the applicant's response, this is so stated. If the response to a particular item in the checklist is found to be inadequate or clarification is needed, there is additional staff comment and evaluation.

A. BACKGROUND

- 1: The unit count was reduced from 18 to 16.
- 2-5: Concur with the checklist.
- **6:** The applicant has submitted a total of four construction permits, which are currently under review by the Lead Agency. The proposed timing of construction is unknown at this time.
- 7: Concur with the checklist.
- 8: A Flood Hazard Permit (City file FLH21-00004) application has been submitted by the applicant.
- **9:** Concur with the checklist.
- **10:** An Administrative Site Development Permit (ASDP20-00003) and Lot Line Adjustment (LLA21-00001) are being reviewed concurrent with the SEPA Environmental Checklist. Construction-related permits include a clearing and grading permit (SW21-00012), building permits for the structures (BLD21-00144, BLD21-00145, and BLD21-00146), a Flood Hazard Permit (FLH21-00004), and a landscape permit. Right-of-way permits may also be necessary.
- 11 12: Concur with the checklist.

B. ENVIRONMENTAL ELEMENTS

- 1. Earth
 - **a h**: Concur with the checklist.
- 2. Air
 - $\mathbf{a} \mathbf{f}$: Concur with the checklist.
 - **g:** Modifications to the site have reduce the impervious surface from 90 percent to approximately 75 percent.
 - **h:** Concur with the checklist.

3. Water

This section has been updated as a result of public comments received during the public comment period, which initially ran concurrent with an appeal period between June 12, 2021, and July 2, 2021.

a (1):

Issaquah Creek is located approximately 743 feet from the eastern-most property line of the site to the stream. <u>Issaquah Creek is rated as a Class 1 stream and is considered a "shoreline of the state" subject to the City's Shoreline Master Program (SMP). The SMP jurisdiction extends 200 feet from the ordinary high-water mark (OHWM) of the creek. The project site is therefore outside of the SMP jurisdiction.</u>

The City received comment regarding a "classified water body" and this subsection has been added to clarify the matter.

Public Comment:

The stream that is directly across from the proposed development is a classified water body, and while the road defines its buffer the TESC plan and final drainage plan must ensure that water is treated to the sensitive lake standard. This likely will require baker tanks...which will need a place to live outside of taking up parking.

Temporary Erosion and Sediment Control (TESC) for construction of the site will be required to implement best management practices.

Public Comments:

- When the developments around it were being built the corner parcel as filled with gravel and compacted to allow for construction parking. I called the City to ask about an environmental review to see if the wet vegetated land was a wetland. I was told that no review had been done.
- Now the developer says that there is no wetland because there is gravel for the top 12". Please work to understand this land's original condition (before being filled) and treat it as such.

The City also received comment noted above regarding the historical condition of the project site.

Based on analysis of city's permitting system, Anderson Construction applied for Site Work Permit number SW15-00001 on January 27, 2015, in order to clear and grade the site the project site for the use of construction staging and storage in association with the construction of the previously mentioned Atlas project. The City approved the permit on January 30, 2015, and the site was consequently cleared, graded, and filled with approximately 12 inches of gravel. The project site remains in this condition today.

Public Comment:

As the ground water is very close to the surface, great care must be taken. The Geo-tech report for the Atlas project has a series of precautions included in it as does the Geo-tech report for this project. Please create a condition that requires the developer to adhere to combined list of protections from these reports. Better would be to have a peer review that provides a list of these protections. Another option would be to disallow grading during the wet season.

In response to these concerns, City engineers worked to better understand the characteristics of the project site and adjacent sites. The review shall not be construed to imply approval of preliminary designs that are inconsistent with State and local regulations and development standards.

What follows is a list of reference documents reviewed in association with this effort, which are on file with the City; the public comments received, which are shown in italics; staff responses for each comment; and recommended conditions:

Reference Documents:

- Geotechnical Report dated April 26, 2021, prepared by GEO Group Northwest, Inc., submitted in support of BLD21-00144, BLD21-00145 and BLD21-00146 associated with the subject project
- Geotechnical Report dated April 22, 2015, prepared by GEO Group Northwest, Inc., submitted in support of ASDP20-00003 and SW21-00012 associated with the subject project
- Geotechnical Construction Inspection Summary Letter dated May 25, 2018, prepared by GeoEngineers, documenting construction activities performed under SW17-00008 Vale Apartments at 7th & Locust, an adjacent development
- Geotechnical Engineering Services Report dated February 1, 2017, prepared by GeoEngineers, submitted in support of SW17-00008 Vale Apartments at 7th & Locust, an adjacent development

The reference documents were prepared either for the subject project or for an adjacent project (Vale) on a site with similar geotechnical characteristics. The Vale project has been successfully constructed in general accordance with the geotechnical aspects recommended by the geotechnical report prepared for that project. This is documented in the May 25, 2018, referenced document.

Geotechnical reports for both the subject project and the Vale project indicate that groundwater or groundwater seepage was encountered between 3-ft and 8-ft below the ground surface. The Vale project information also references a second adjacent site (Atlas) that encountered significant groundwater flows and sand boils during construction below site grades, noting that temporary dewatering flows of 2,500 gallons per minute were reported, and requiring the site to have an active dewatering system.

The project geotechnical report anticipates groundwater seepage in excavations that reach beyond 4-ft in depth. The report also contains the assumption that any retaining walls would be fully drained wall systems with no hydrostatic pressures due to groundwater or un-drained conditions. If these conditions are not met, the report recommends reevaluation.

Public Comment.

- This corner is a very difficult corner for development. When Atlas and then Vale were built it heavily impacted the livelihoods of adjacent businesses. Please create a plan, in advance, to help these businesses thrive during construction.
- <u>Traffic and pedestrian safety plans must be created and approved by the City, as</u> this is a heavily travelled area with significant pedestrian traffic.
- The construction is also directly adjacent to two residential apartment units. The construction hours must be clearly defined to ensure that equipment and trucks do not start or arrive before construction hours. Soil loading and removal create

- significant traffic and noise impacts so weekend work should be confined to emergency work only.
- Parking will also be an issue in an area where parking is a problem. Please create a staging area where all construction parking will be accommodated that does not take up community parking.

In the past, the City has required that an applicant prepare and submit a "Construction Staging and Traffic Management Plan" for larger developments when site constraints are present or surrounding uses are anticipated to be impacted by construction. The Plan is then reviewed and approved by the City prior to starting construction activities, and is updated, as necessary throughout the duration of the project to respond to changing conditions.

Because this project site is constrained and surrounded by adjacent businesses, with noteworthy vehicle and pedestrian volumes, a "Construction Staging and Traffic Management Plan" would be appropriate. It could provide a framework within which to plan for successful management of construction activities and communicate the schedule and plan effectively to the surrounding businesses and general public.

Recommended Mitigations and Conditions:

In response to the comments received on June 18, 2021, the potential impacts to public safety and to the City of Issaquah's infrastructure could be mitigated by including the following conditions:

- 1. Prior to sitework (SW) permit approval, the geotechnical report shall be updated to include an evaluation of the proposed final site design elements and a statement that the design is in accordance with the geotechnical engineering recommendations.
- 2. Prior to SW permit approval, the geotechnical report shall be updated to include specific recommendations for dewatering during the various construction stages.
- 3. The updated geotechnical report shall be subject to a geotechnical peer review and shall successfully resolve outstanding issues prior to issuance of any permits impacted by such issues.
- 4. Prior to SW permit approval, a "Construction Staging and Traffic Management Plan" (CSTMP) shall be submitted by the applicant and gain approval by the City. The contents of the CSTMP will adequately address site constraints and impacts to surrounding businesses during construction and provide for proactive communication to the community regarding schedule and construction operations. The construction contractor will be required to follow the CSTMP and provide updates to successfully respond to changing conditions, unanticipated impacts and other issues that arise during construction.
- a(2) (4): Concur with the checklist.
- **a** (5): More than 50 percent of the site is covered by Zone AE, and a Flood Hazard Permit (FLH21-00004) was approved by the City July 1, 2021.
- a (6): Concur with the checklist.
- b(1) (2): Concur with the checklist.

- **c** (1): The project shall meet all 2014 Ecology Storm Water Management Manual for Western Washington and the 2017 City of Issaquah Addendum for drainage requirements. All impacts associated with drainage will be mitigated as part of the construction permit(s).
- c(2) (3): Concur with the checklist.
- 4. Plants
 - $\mathbf{a} \mathbf{d}$: Concur with the checklist.
 - e: Staff has observed Japanese Knotweed around a large portion of the property.
- 5. Animals
 - $\mathbf{a} \mathbf{c}$: Concur with the checklist.
 - **d:** Construction storage, stockpiling, vehicle parking, or similar activities shall not occur in critical areas or their buffers at any time. All construction will comply with the 2014 Ecology Storm Water Management Manual for Western Washington and the 2017 City of Issaquah Addendum.
 - e: Concur with the checklist.
- 6. Energy and Natural Resources
 - $\mathbf{a} \mathbf{c}$: Concur with the checklist.
- 7. Environmental Health
 - a(1) (5): Concur with the checklist.
 - **b** (1): Concur with the checklist.
 - **b** (2): The project shall be subject to the City's noise control provisions. Construction hours shall be subject to Issaquah Municipal Code (IMC) 16.35. Compliance with applicable local, state and federal noise regulations would mitigate any potential adverse noise impacts associated with the project.
 - **b** (3): Concur with the checklist.
- 8. Land and Shoreline Use
 - **a h**: Concur with the checklist.
 - **i:** The number of units has been reduced from 18 to 16 with a mix of two and four-bedroom units.
 - **j m**: Concur with the checklist.
 - 9. Housing
 - **a:** The number of units has been reduced from 18 to 16 with a mix of two and four-bedroom units.
 - $\mathbf{b} \mathbf{c}$: Concur with the checklist.
- 10. Aesthetics

- **a:** Proposed materials include composite shingle roof, Hardie shingle siding, Hardie plan lap siding, exposed brick siding, and concrete.
- $\mathbf{b} \mathbf{c}$: Concur with the checklist.
- 11. Light and Glare
 - $\mathbf{a} \mathbf{d}$: Concur with the checklist.
- 12. Recreation
 - a: The City Parks facility being referred to is the Maple-Juniper Trail.
 - $\mathbf{b} \mathbf{c}$: Concur with the checklist.
- 13. Historic and Cultural Preservation
 - $\mathbf{a} \mathbf{c}$: Concur with the checklist.
- 14. Transportation:
 - $\mathbf{a} \mathbf{b}$: Concur with the checklist.
 - **c:** Approximately 29 vehicular parking spaces and one motorcycle parking space are proposed.
 - **d:** The applicant shall be responsible for pavement restoration upon completion of circulation-related improvements.
 - **e h:** Concur with the checklist.
- 15. Public Services
 - $\mathbf{a} \mathbf{b}$: The application shall be subject to impact and mitigation fees to be determined and assessed with the review of construction permit(s).
- 16. Utilities
 - $\mathbf{a} \mathbf{b}$: Concur with the checklist.

IV. PUBLIC COMMENTS

Public notification was provided in accordance with the applicable provisions of the IMC. As of the date of the preparation of this report Staff received one (1) question in response to the public notification but it was unrelated to this proposal.

Listed below are comments received from Ms. Connie Marsh on June 18, 2021, in response to MDNS issued on June 11, 2021. Responses to the public comments are included under section Environmental B(3) Water.

This interesting and very wet site (before filled with gravel) is located directly behind where my shop was located for a few years. I am familiar with its characteristics in wet weather.

1. When the developments around it were being built the corner parcel as filled with gravel and compacted to allow for construction parking. I called the City to ask about an environmental review to see if the wet vegetated land was a wetland. I was told that no review had been done.

- 2. Now the developer says that there is no wetland because there is gravel for the top 12". Please work to understand this land's original condition (before being filled) and treat it as such.
- 3. As the ground water is very close to the surface, great care must be taken. The Geo-tech report for the Atlas project has a series of precautions included in it as does the Geo-tech report for this project. Please create a condition that requires the developer to adhere to combined list of protections from these reports. Better would be to have a peer review that provides a list of these protections. Another option would be to disallow grading during the wet season.
- 4. I am not sure how mounding is allowed in flood plain areas without compensatory detention. I did not see that in the Geotech report that I quickly reviewed. Please indicate that if there is filling in the flood plain, compensatory detention will be required.
- 5. This corner is a very difficult corner for development. When Atlas and then Vale were built it heavily impacted the livelihoods of adjacent businesses. Please create a plan, in advance, to help these businesses thrive during construction.
- 6. Parking will also be an issue in an area where parking is a problem. Please create a staging area where all construction parking will be accommodated that does not take up community parking.
- 7. The stream that is directly across from the proposed development is a classified water body, and while the road defines its buffer the TESC plan and final drainage plan must ensure that water is treated to the sensitive lake standard. This likely will require baker tanks...which will need a place to live outside of taking up parking.
- 8. As this is a flood area a plan must be created for potential flooding as the sediment load could be extreme.
- 9. Traffic and pedestrian safety plans must be created and approved by the City, as this is a heavily travelled area with significant pedestrian traffic.
- 10. The construction is also directly adjacent to two residential apartment units. The construction hours must be clearly defined to ensure that equipment and trucks do not start or arrive before construction hours. Soil loading and removal create significant traffic and noise impacts so weekend work should be confined to emergency work only.

The infill rules have not been fleshed out much so far. This will be a test and potential example for how to carefully allow infill development without harming the quality of life of nearby residents...or impacting businesses.

VI. CONCLUSION

Withdraw the SEPA MDNS issued on June 11, 2021, and issue a revised MDNS to provide additional analysis and mitigation measures as a result of comments received during the comment period.

Revised MDNS: The City of Issaquah's SEPA Responsible Official has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed Environmental Checklist prepared April 24, 2020, public comments received during SEPA comment

period and the supplemental information provided with the project application on file with the lead agency.

The MDNS is based on impacts identified within the environmental checklist, attachments, and this Final Staff Evaluation for Application SEP20-00004, and is supported by plans, policies, and regulations formally adopted by City of Issaquah for the exercise of substantive authority under SEPA to approve, condition, or deny proposed actions.

	August 26, 2021
Daniel Martinez, AICP Associate Planner	Date

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to <u>all parts of your proposal</u>, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the <u>SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D)</u>. Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable: Locust Street 18-Unit Townhomes

2. Name of applicant: DRM Properties Mark McFadyen

411 5th Street

3. Address and phone number of applicant and contact person: Anacortes, WA 98221

206-755-6041

- 4. Date checklist prepared: 04-24-2020
- 5. Agency requesting checklist: City of Issaquah
- 6. Proposed timing or schedule (including phasing, if applicable): Summer 2020
- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No** •
- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Geotechnical report prepared by GEO Group NW, Inc. dated 04-22-2015.
- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

- 10. List any government approvals or permits that will be needed for your proposal, if known.

 Administrative Site Development Permit (ASDP) & building permit.
- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Construct 18 new Townhomes and associated infrastructure.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Parcels #8843900530 & #8843900531. Refer to site plan for vicinity map.

B. Environmental Elements [HELP]

- 1. **Earth** [help]
- a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Briscot silt loam (Br) & Sammamish silt loam (Sh).

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

 None Known.

 Incorrect Import of Structural Fill is required per geotech report.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No fill. 460 CY of excavation. Approximately 31,860 SF of land disturbance

f. Could election occur as a result of clearing, construction, or use? If so, generally describe.

Given the relatively flat slope (average = 0.7%), erosion is not anticipated.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

90%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Implementation of erosion and sediment control BMP's. Refer to TESC plan/report.

- 2. Air [help]
- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Exhaust from construction equipment. Quantities are unknown.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None.

- 3. Water [help]
- a. Surface Water: [help]
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Issaquah Creek is located 800' to the east of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

- b. Ground Water: [help]
 - 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

- c. Water runoff (including stormwater):
 - Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff generated from the site will be collected and conveyed to the existing public conveyance system to the northwest of the project site.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Stormwater runoff generated from the site will be collected and conveyed to the existing public conveyance system to the northwest of the project site.

- 4. Plants [help]
- a. Check the types of vegetation found on the site:

X_deciduous tree: alder, maple, aspen, other
evergreen tree: fir, cedar, pine, other X shrubs
X grass
pasture
crop or grain
 Orchards, vineyards or other permanent crops. wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other water plants: water lily, eelgrass, milfoil, other other types of vegetation
b. What kind and amount of vegetation will be removed or altered? A few trees will be removed. A portion of the lawn area will also be removed.
c. List threatened and endangered species known to be on or near the site.
None known to be on or near the site.
 d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: TBD
e. List all noxious weeds and invasive species known to be on or near the site.
None known.
5. Animals [help]
 a. <u>List</u> any birds and <u>other</u> animals which have been observed on or near the site or are known to be on or near the site.
Examples include:
birds: hawk, heron, eagle, songbirds, other: mammals: deer, bear, elk, beaver, other: fish: bass, salmon, trout, herring, shellfish, other
 b. List any threatened and endangered species known to be on or near the site. None known.
c. Is the site part of a migration route? If so, explain. None known.
d. Proposed measures to preserve or enhance wildlife, if any: N/A
e. List any invasive animal species known to be on or near the site. None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric and solar.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. Environmental Health [help]

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
 - 1) Describe any known or possible contamination at the site from present or past uses.

 None known.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
 None known.
 - Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Diesel fuel.

4) Describe special emergency services that might be required.

None anticipated.

5) Proposed measures to reduce or control environmental health hazards, if any:

A spill kit shall be kept on-site during construction

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

 None.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term construction noise generated by equipment.

3) Proposed measures to reduce or control noise impacts, if any:

None anticipated.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

land uses on nearby or adjacent properties? If so, describe.
Adjacent uses include a vacant commercial lot and a recycle center. These properties will not be affected by this proposal.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

None.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

Mix Use Residential

f. What is the current comprehensive plan designation of the site?

N/A

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

i. Approximately how many people would reside or work in the completed project?

There will be 18 units.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

18 units. Income level unknown.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

45'. Materials TBD

- b. What views in the immediate vicinity would be altered or obstructed?
 None.
- b. Proposed measures to reduce or control aesthetic impacts, if any:

N/A. The project will comply with the City of Issaquah design codes.

July 2016

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation [help]

- a. What designated and informal recreational opportunities are in the immediate vicinity?

 City Parks.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Unknown.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

King County iMap

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Implementation of best management practices for sedimentation erosion control.

14. Transportation [help]

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
 The site will be accessed from 7th Avenue NW via a new driveway.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
 The nearest bus stop is located on NW Gilman Blvd. & 7th Avenue NW approximately 700' to the north of the site.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
 - 28 spaces will be provided. Eliminated spaces unknown.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). Frontage improvements are a part of this project and include; road widening, curb, sidewalk and landscaping along 7th Ave. and Locust St.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

An estimated 36 vehicular trips per day would be generated.

Percentage of heavy vehicles is unknown. A default of 2% is typical (Synchro 8 by Trafficware).

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No.

h. Proposed measures to reduce or control transportation impacts, if any:

N/A

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A

b. Proposed measures to reduce or control direct impacts on public services, if any.None.

16. Utilities [help]

a. Circle utilities currently available at the site:
 electricity natural gas, water refuse service telephone sanitary sewer septic system, other

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The utilities proposed for this project include; Water - Issaquah Public Works Sewer - Issaquah Public Works Electric - Puget Sound Energy

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:
Name of signee Keith Litchfield

Position and Agency/Organization Owner, Litchfield Engineering

Date Submitted: 4-24-2020

D. Supplemental sheet for nonproject actions [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

	cultural sites, wetlands, floodplains, or prime farmlands?
	Proposed measures to protect such resources or to avoid or reduce impacts are:
5.	How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
	Proposed measures to avoid or reduce shoreline and land use impacts are:
6.	How would the proposal be likely to increase demands on transportation or public services and utilities?
	Proposed measures to reduce or respond to such demand(s) are:
7.	Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



LAYTON TREE CONSULTING, LLC

ARBORIST REPORT/TREE PLAN

683 NW Locust Street Issaquah, WA



Report Prepared by:
Bob Layton
Registered Consulting Arborist #670
Certified Arborist #PN-2714A

August 10, 2020

It's all about trees.....

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Attachments

Photos, pages 7 - 11 Tree Condition Summary Table Tree Conditions Map

Assignment

Layton Tree Consulting, LLC was contacted by DRM Properties LLC, and was asked to compile an Arborist Report for a future development project.

The proposed development is located at 683 NW Locust Street in Issaquah and encompasses King County parcels 884390-0531 and 884390-0530. My assignment is to prepare a written report on present tree conditions, which is to be filed with the proposal application materials.

This report covers all the criteria set forth under the City of Issaquah tree regulations (Chapter 18.12 of the Land Use Code). The required minimum tree density for the property is 25% of the total diameter inches of significant trees within the developable portion of the site.

Date of Field Examination: August 6, 2020

Description

The subject property is basically a vacant lot. Five significant trees were identified on the subject property. A significant tree is a tree that is at least six inches in diameter at breast height (DBH) as measured at 4.5 feet from the ground. Trees are comprised of volunteer or naturally regenerated species of two native Scouler's willow, one bigleaf maple and two English hawthorns.

Two neighboring or off-site trees were also assessed. One is a semi-mature native black cottonwood located near the southeast corner and one is a Colorado blue spruce located several feet off the east property line.

Methodology

Each tree in this report was visited. Tree diameters were measured by tape. The tree heights were measured using a Spiegel Relaskop. Each tree was visually examined for defects and vigor. The tree assessment procedure involves the examination of many factors:

The crown or canopy of the tree is examined for current vigor/health by examining the foliage for appropriate color and density, the vegetative buds for color and size, and the branches for structural form and annual shoot growth; and the overall presence of limb dieback and/or any disease issues.

The trunk or main stem of the tree is inspected for decay, which includes cavities, wounds, fruiting bodies of decay (conks or mushrooms), seams, insect pests, bleeding or exudation of sap, callus development, broken or dead tops, structural defects and unnatural leans. Structural defects can include but are not limited to excessive or unnatural leans, crooks, forks with V-shaped crotches, multiple attachments.

The root collar and exposed surface roots are inspected for the presence of decay, insect damage, as well as if they have been injured or wounded, undermined, or exposed, or the original grade has been altered.

Based on these factors a determination of condition is made. A viable tree has been determined to be in good health, with a low risk of failure due to structural defects, is wind firm if isolated or remains as part of a grove, and is a species that is suitable for its location." Trees considered 'non-viable' are trees that are in poor condition due to disease and/or pest infestation, age related decline, have significant decay issues and/or cumulative structural defects, which will compromise longevity.

Judging Condition

The three condition categories are described as follows:

Good – free of significant structural defects, no disease concerns, minor pest issues, no significant root issues, good structure/form with uniform crown or canopy, foliage of normal color and density, average or normal vigor, will be wind firm if isolated or left as part of a grouping or grove of trees, suitable for its location

Fair – minor to moderate structural defects not expected to contribute to a failure in near future, no disease concerns, moderate pest issues, no significant root issues, asymmetric or unbalanced crown or canopy, average or normal vigor, foliage of normal color, moderate foliage density, will be wind firm if left as part of a grouping or grove of trees, cannot be isolated, suitable for its location

Poor – major structural defects expected to cause fail in near future, disease or significant pest concerns, decline due to old age, significant root issues, asymmetric or unbalanced crown or canopy, sparse or abnormally small foliage, poor vigor, not suitable for its location

The attached tree conditions map indicates the 'condition rating' of the subject trees found at the site. The attached Tree Summary Table provides specific information on tree sizes and drip-line measurements.

Judging Retention Suitability

Not all trees necessarily warrant retention. The three retention suitability categories as described in ANSI A300 Part 5 (Standard Practices for the Management of Trees During Site Planning, Site Development and Construction) are as follows:

Good – trees are in good health condition and structural stability and have the potential for longevity at the site

Fair – trees are in fair health condition and/or have structural defects that can be mitigated with treatment. These trees may require more intense management and monitoring and may have shorter life-spans than those in the "good" category.

Poor – trees are in poor health condition and have significant defects in structure that cannot be mitigated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess characteristics that are incompatible or undesirable in landscape settings or be unsuited for the intended use of the site.

Observations

The subject trees are volunteer specimens that have regenerated naturally at the site and were not planted. All are located adjacent to 7th Avenue NW in an undisturbed area of the site. They are described as follows:

Tree #1 is a large young cluster of bigleaf maple, made up of several small stems. All have been topped in the past. Stems are developing poor form and taper under heavy competition for sunlight. Overall condition is rated as 'fair to poor'.

Trees #2 and #4 are young English hawthorn. These were also topped in the past and have developed multiple tops as a result. They have developed poor structural form. They are suppressed by the larger adjacent trees. Overall condition is rated as 'fair to poor'.

Trees #3 and #5 are semi-mature clusters of native Scouler's willow. #3 is a very large cluster made up of many stems. Stems have developed poor structural form, see pictures below. All were topped in the past. Overall condition is rated as 'fair to poor'. Tree #5 is in poor condition. The top leaders are dead. There is significant decay within the lower trunks.

Off-Site Trees

Tree #101 is a semi-mature black cottonwood located off the southeast property corner. The tree does not appear on the survey, so it is difficult to tell how close to the property line it is. It has developed typical form. It is of very strong vigor and growing rapidly. Condition is rated as 'fair'.

Tree #102 is a semi-mature Colorado blue spruce, comprised of two stems or trunks. It appears to be located several of feet off the property line and is not likely to be impacted by the proposal. Vigor is good. Foliage is of normal color and density. No concerning defects were observed from the subject property side.

Discussion

There are no high retention value trees on the subject property. No Landmark or Heritage trees exist. Subject trees are short-lived species of low retention value. Structure has been compromised by the past topping of stems. They have poor retention suitability ratings because they possess characteristics that are incompatible or undesirable in a landscape setting and are unsuited for the intended use of the site. All subject trees are proposed for removal.

Given the scope of the development and required street frontage improvements, the retention of 25% of the diameter inches is not practicable. New trees will be planted as part of the landscape plan that replace the removed tree canopy and provide more suitable, long-term benefits to the surrounding community.

Off-site Tree #101 is not recommended for retention. This tree also has a poor retention suitability rating for the same reasons as mentioned above. Removal is recommended to abate future issues.

Off-site Tree #102 is located several of feet off the property line and not expected to be impacted by the proposal.

Tree Density-Tree Replacement

There is a total of 69 diameter inches at the site. 25% retention would require 18 diameter inches to be preserved.

Tree replacement will be required per LUC 18.12.1390. One replacement tree per every six diameter inches of tree removed is required if retention falls below the required minimum. A total of 12 replacement trees will be required.

Replacement trees shall be at least a 2-inch caliper for deciduous trees and 7 to 8-feet in height for coniferous species. Caliper is measured at 6-inches above ground. New tree plantings shall be given appropriate space for the species and their growing characteristics.

Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine and assess trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risks associated with living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that grow, respond to their environment, mature, decline and sometimes fail in ways we do not fully understand. Conditions are often hidden within trees and below ground.

Arborists cannot guarantee that a tree will be healthy and/or safe under all circumstances, or for a specified period. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Photo Documentation

Tree #1



Tree #1 – stems have been topped in the past



Tree #3 – lower stems



Tree #3 – stems developing weak forked attachments



Top of Tree #5



Subject Trees



South property line looking east, Tree #101 in background



East property line looking south, Tree #101 in background



Looking southeast at Tree #102 on left, Tree #101 on right



Looking south down 7th Ave NW, subject trees center





Layton Tree Consulting LLC

For: DRM Properties LLC

683 NW Locust ST - Issaquah Site:

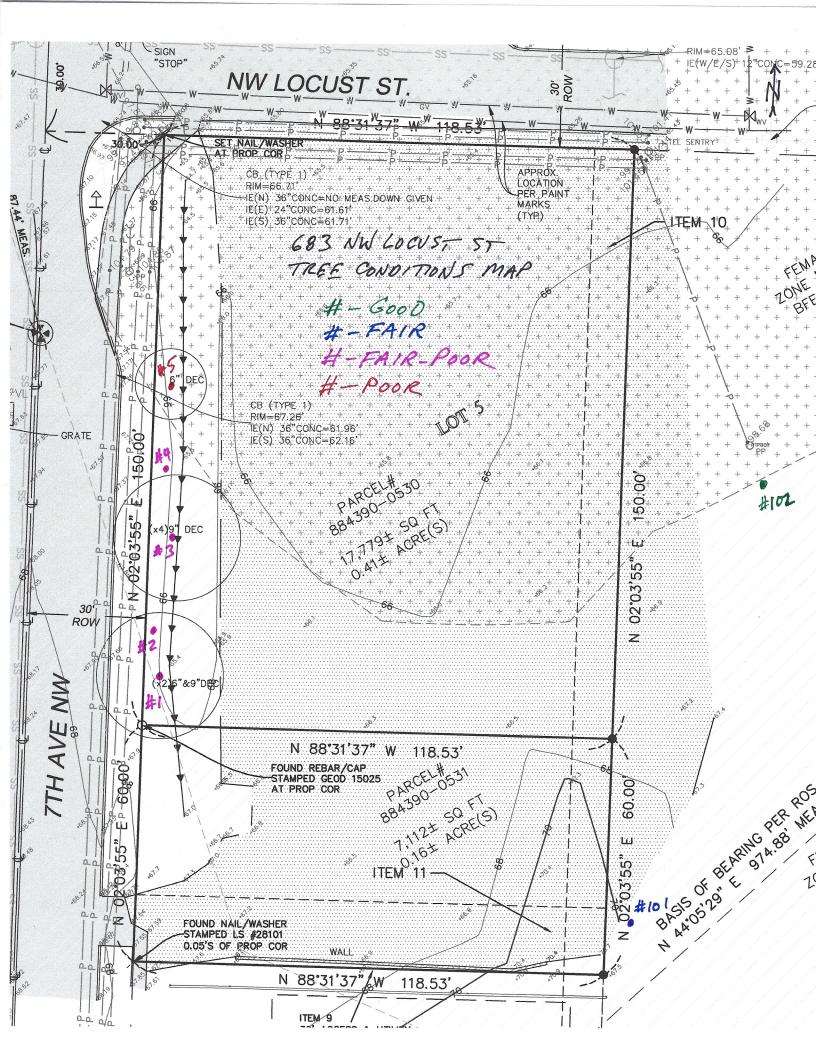
Tree Summary Table
Date:

8/6/2020

Tree/ Tag #	Species Common Name	Species Scientific Name	DBH (inches)	Height (feet)		Drip (fe	-Line et)		Condition	Retention Suitability		Proposal
					N	S	É	W				
1	bigleaf maple	Acer macrophyllum	8,8,7,7,6,6,6 (18)	50	10	18	16	14	Fair-Poor	Poor	large cluster of small stems,poor form	Remove
2	English hawthorn	Crataegus laevigata	7	22	10	8	8	10	Fair-Poor	Poor	poor form, topped in past	Remove
3	Scoulers willow	Salix scouleriana	15,13,12,10,8,8,7(28)	56	20	18	18	16	Fair-Poor	Poor	large cluster of small stems,poor form	Remove
4	English hawthorn	Crataegus laevigata	5,5 (7)	31	10	6	8	8	Fair-Poor	Poor	poor form, suppressed	Remove
5	Scoulers willow	Salix scouleriana	6,5,4 (9)	20	Х	Х	Х	Х	Poor	Poor	significant trunk decay, dead tops	Remove
			69									
OFF-SI	TE TREES											
101	black cottonwood	Populus trichocarpa	22	98	18	16	16	14	Fair	Poor	typical, very vigorous	Remove
102	Colorado blue spruce	Picea pungens glauca	12,12 (17)	42	8	10	NA	10	Good	Good	No concerns	Protect

Drip-Line measurements from face of trunk

Calculated DBH: the DBH is parenthesis is the square root of the sum of the dbh for each individual stem squared (example with 3 stems: dbh = square root [(stem1)2 +(stem2)2 +(stem3)2]).



ASDP20-00003 - McFadyen Townhomes

CIDDS Review

CIDDS	Name	Not Appl.	Meets St	andard?	More Info	Review at	Staff Analysis
Standard			Yes	No	Reqd.	Const.	
Ch. 01	PURPOSE AND APPLICABILITY						
1.1. A-C	Applicability		Х			Х	See Condition 9
1.1.E	Adjustments	Х					Administrative Adjustments of Standards were not requested as part of the ASDP.
Ch. 02	DEFINITIONS						
Ch. 03	PROCEDURES						
3.2	Levels of Review		Х				This project is a Level 2 review per CIDDS Table 4.3A; see analysis of CIDDS Table 4.3A below.
Ch. 04	ZONING, USES,						
Table 4.2	Intent of Zoning Districts		Х				The application for the construction of 16 townhome units is consistent with the intent of the Mixed-Use Residential zoning district.
Table 4.3A	Levels of Review		Х				Property is zoned Mixed-Use Residential and proposes to develop ≥ 10,000 sq. ft. to < 45,000 sq. ft. gross floor area. Administrative Site Development Permit – Level 2 applies.
Table 4.3B	Permitted Land Uses		Х				Multifamily Dwellings are a permitted Land Uses in a Mixed-Use Residential zone per CIDDS Table 4.3B.
Table 4.4A	District Standards Summary Table Floor Area Ratio (FAR)		Х			Х	Lot size: 24,898 sq. ft. Total Floor Area: 29,725 sq. ft. Proposed FAR: 1.19 Allowable FAR: 1.25
	Height		Х			Х	Proposed Height: 39 feet, ± 7 inches above average existing grade. Allowable Base Height: 40 feet.
	Setbacks; Side, and Rear		Х			Х	The proposal meets all required setbacks.
	Build-to-line (Maximum Setback)		Х			Х	Maximum allowable setback is 0-10 feet. Project's building is shown approximately one foot from both the north property line adjacent to NW Locust St and the western property line adjacent to 7 th Ave NW.
	Maximum Impervious Surface		Х			Х	Gross Site Area: 24,898 square feet. Proposed Impervious Surface: 18,562 square feet. Total Impervious Surface Proposed: ~75 percent

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CIDDS	Name	Not Appl.	Meets S	tandard?	More Info	Review at	Staff Analysis
Standard			Yes	No	Reqd.	Const.	
							Allowable Maximum Impervious Surface: 80 percent
Ch. 05	DENSITY BONUS						
5.4		Х					Density Bonus does not apply.
Ch. 06	CIRCULATION						
6.2.A	Block Length		X			X	The total property frontage for the project along 7 th Avenue NW measures approximately 225 feet, and approximately 114 feet along NW Locust Street. Both are less than the 300 ft block length established in this standard; however, the 7 th Ave block frontage is 655 ft and Locust is slightly less than 595 ft. As the first Central Issaquah project on the block and one place at the corner, rather than mid-block, and notably less than the standard, no action is required with this project; however, future projects will need to construct facilities to comply with this standard.
6.2.B&C	Existing & New Circulation Facilities		Х			Х	A primary through block passage is depicted on the eastern portion of the property to accommodate building entries. The primary through block passage includes a 10-foot paved path bounded by five-foot landscape/amenity buffers to be located on the owner's property. See Sheet A0.0.
6.2.E	Additional Circulation Facilities		Х			х	It was determined under SDP16-00005 that 7 th Avenue NW would be designed as a "Core Street" and the applicant for this project has designed it accordingly. NW Locust Street has been designated as a "Neighborhood Street" and the applicant for this project has designed it accordingly. See Sheet A0.0.
6.2.F	Non-motorized Routes		Х			Х	Bicycle infrastructure is included as part of the design of the Core Street.
6.2.G	No Cul-de-Sacs	Х					Cul-de-Sacs are not proposed.
6.2.H-J	R.O.W. Dedication and In-lieu- of Payments Instead of Dedication of R.O.W.		Х			Х	R.OW. Dedication is depicted on Sheet A0.0

November 9, 2021 Page **2** of **12**

CIDDS	Name	Not Appl.	Meets St	andard?	More Info	Review at	Staff Analysis
Standard			Yes	No	Reqd.	Const.	
6.3	Administrative Adjustment of Standards	Х					Adjustments have not been requested for this project.
6.4A	Circulation Facilities: Shared Use Route		Х			Х	7th Avenue NW has been designed according to the Core Street classification, which incorporates the Shared Use Route. Additionally, the Juniper Trail, an existing Shared Use Route runs parallel directly adjacent to the 7 th Avenue NW frontage, on the west side of 7 th Ave.
6.4B	Secondary Through Block Passage	Х					A Secondary Through Block passage is not required for the project in consideration of the proposed motorized and non-motorized facilities.
6.4J	Fire Turnaround Overlay		Х			Х	The site plan has been reviewed by Eastside Fire and Rescue to ensure adequate fire truck access is provided.
Ch. 12	CIRCULATION						
12.2.A	Multiple Routes		Х			Х	Multiple routes, including vehicular, pedestrian and bicycle routes are provided to the building. This includes a Primary Through Block Passage for those units not fronting a circulation facility.
12.2.B	Universal Design				Х	Χ	These standards are embedded in other Codes and will be reviewed with the construction permits, but the project complies at this level of review.
12.2.C	Visual Cues				Х	Х	Additional information will be required with the construction permits to evaluate whether the circulation facilities have adequate visual cues.
12.2.D	Public & Private Facilities		Х			Х	The proposal complies.
12.2.E	Multi-functionality		Х			Х	Recreation, passive use, and informal gathering opportunities are provided at the unit entries, which directly abut either the public R.O.W. or the Primary Through Block Passage.
12.3.A	Motorized Facility Design		X			Х	The motorized facilities, including 7th Avenue NW (Core Street) and the private shared driveway are designed to be complimentary to the pedestrian friendly environment.

November 9, 2021 Page **3** of **12**

CIDDS	Name	Not Appl.	Meets St	andard?	More Info	Review at	Staff Analysis
Standard			Yes	No	Reqd.	Const.	
12.3.B	Minimize Pavement		Х			Х	Pavement for the site will be reduced to the minimum amount necessary while still providing for sufficient access by delivery vehicles and emergency access.
12.3.C	Pedestrian Safety Measures		Х			Х	The proposal complies at this stage and additional review will occur with the Site Work and Building permits.
12.3.D	Minimize Driveways		Х			Х	There is only one driveway proposed and its width is minimized.
12.3.E	Street Intersection landings	Х					A modification has not been requested or contemplated for the project.
12.4.A	General		Х			Χ	The proposed nonmotorized facilities comply with the general design criteria.
12.4.B	Pedestrian Friendliness		Х			Х	Street trees and planter strips are provided for the streets to provide a comfortable and safe route for pedestrians.
12.4.C	Sidewalk Width		X			Χ	The proposal complies. See Sheet A0.0.
12.4.D	Pedestrian Routes		X			Х	Sidewalks provided are coordinated with the circulation facility type. Overall, pedestrian connections are adequate and provide continuous access to off-site locations.
12.4.E	Pedestrian Crossings		Х			Х	The proposal complies at this stage, and additional review will occur with the Site Work Permit.
12.4.F	Transit Support		Х				The proposal complies.
12.4.G	Tree Wells				Х	Х	There is not enough information provided at this stage to evaluate compliance with this standard. Review will be conducted with the Site Work and Landscape permits and the appropriate mechanism will be utilized to suit the character of the development.
12.6.	Landscaping of Circulation Elements		Х			Х	The proposal complies at this stage and additional review will occur with the Site Work and Landscape permits.
12.6A	All planting areas shall contain Landscape		Х			Х	The proposal complies at this stage and additional review will occur with the Site Work and Landscape permits.

November 9, 2021 Page **4** of **12**

CIDDS	Name	Not Appl.	Meets St	andard?	More Info	Review at	Staff Analysis
Standard			Yes	No	Reqd.	Const.	
12.6B	Planter width and design per Chapter 6.4.		Х			Х	The proposal complies at this stage and additional review will occur with the Site Work and Landscape permits.
12.6C	Planter strips and tree wells sized appropriately				Х	Х	There is not enough information provided at this stage for evaluation of the tree wells. Review will be conducted with the Site Work and Landscape permits and the appropriate mechanism will be utilized to suit the character of the development. Planter strips appear to comply at this stage.
12.6D	Integrate landscape to context: circulation facilities, buildings, public space, setbacks		Х			X	The full perimeter of the site has proposed landscaped areas and the proposal complies at this stage. Additional review will occur with the Site Work and Landscape permits.
12.6E	Maintain sight clearance and safety within and adjacent to Circulation Facilities		Х			Х	The proposal has been evaluated by the City's Transportation Engineering Manager and complies at this stage. A detailed evaluation is required during review of Site Work and Landscape Permits.
12.6F	Pruning	Х					Pruning activities are not proposed.
12.6G	Circulation corridor plantings		Х			Х	The proposal complies at this stage and additional review will occur with the Landscape permit.
12.6H	Hardy landscapes next to parallel parking			Х		Х	The proposed Blue Oat Grass may not be compatible with the proposed adjacent parking. Further review will be conducted with the Landscape permit.
12.61	Incorporate annual and colorful plantings		Х			Х	The proposal complies at this stage and additional review will occur with the Landscape permit.
12.6J	Use Landscape to moderate building scale and create pedestrian scale		Х			Х	Landscaping is provided around the perimeter of the project to moderate its scale. The proposal complies at this stage and additional review will occur with the Landscape permit.
12.6K	Green streets	Х					Green streets are not proposed.
12.6L	Third party landscape services for R.O.W.				Х	Х	Not enough information at this time. Review will occur with the Site Work and Landscape permits.
CH. 07	COMMUNITY SPACE						

November 9, 2021 Page **5** of **12**

CIDDS	Name	Not Appl.	Meets St	andard?	More Info	Review at	Staff Analysis
Standard			Yes	No	Reqd.	Const.	
7.2	Green Necklace		х				The Juniper Trail (Shared Use Route) is identified on CIDDS Figure 7A as a required element of the Green Necklace, and it runs parallel to the project frontage along the west side of 7 th Avenue NW.
7.3	Private Community Space		Х			Х	The proposal includes private outdoor balconies of varying sizes, but all exceed the required minimum of 48 square feet of usable outdoor space.
7.4.C	Significant Public Plaza	Х					Not required per Figure 7B of the CIDDS.
7.4.D & F	Shared Use Routes		Х			Χ	The proposal complies.
Ch. 13	COMMUNITY SPACE						
13.2.A	Variety	Х					A variety of community spaces are not required.
13.2.B	Integration		Х		Х	Х	The project complies at this stage. Additional review with construction permits may allow for additional integration and detailing to achieve these standards.
13.3	Connect with Nature		Х			Х	The proposal connects with the Green Necklace and Shared Use Route.
13.4	Playscape	Х					Playscapes are not required.
13.5	Plaza	Х					A plaza is not required.
13.6	Community Garden	Х					A community garden is not required because one is not identified on Figure 7B of the CIDDS.
Ch. 08	PARKING						
8.4	CTR/TMAP	Х					CTR/TMAP is applicable to employer-based projects.
8.5	Use of Required Parking		Х				The project will comply with CIDDS 8.5.
8.8 – 8.9	Computation and Unspecified Uses		Х			Х	Computation has been provided and complies. See Sheet A0.0.
8.11	Bicycle Parking		Х			Х	Bicycle parking has been provided and complies. <i>See</i> Sheet A0.0.
8.12	Motorcycle Parking		Х			Х	Motorcycle parking has been provided and complies. <i>See</i> Sheet A0.0.
8.15	Barrier-free		Х		Х	Х	The proposal complies at this stage and additional review will occur. Barrier free stalls will be verified

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CIDDS	Name	Not Appl.	Meets St	tandard?	More Info	Review at	Staff Analysis
Standard			Yes	No	Reqd.	Const.	
							during Building Permit review by the Building Official to ensure compliance with applicable building codes and Americans with Disabilities Act (ADA).
8.16	Loading Spaces	Х					Loading spaces are not required.
8.17	Drive Thru Stacking Spaces	Х					The project does not include a commercial drive- through window facility.
8.18.	General Design & Construction Standards		Х			Х	Residential uses need a minimum of 50 percent of required parking to be located within a structure. The proposal will have 100 percent of required parking located within a structure. All stalls shall meet the adopted stall size dimensions per CIDDS Section 8.20-1. Final stall and driveways dimensions to be confirmed with Site Work permit. See Condition 10
Ch. 15	PARKING DESIGN						
15.2	General Standards		Х			Х	The proposal complies at this stage and further review will be conducted with the Site Work permit.
15.3	Structured Parking	Х					
15.4	Surface Parking		Х			Х	The proposal complies at this stage and additional review will occur with the Site Work permit.
15.5	Bicycle Parking		Х			Х	The proposal complies at this stage and additional review will occur with the Site Work permit.
Ch. 09	SIGNS						
9.0	Signs				Х	Х	No information pertaining to signage was provided. Signage will be reviewed with the Sign Permit(s).
Ch. 10	LANDSCAPE						
10.1-3	Intent, Applicability, General		Х			Х	The proposal complies at this stage and further review will be conducted with the Site Work and Landscaping permits.

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CIDDS	Name	Not Appl.	Meets St	tandard?	More Info	Review at	Staff Analysis
Standard			Yes	No	Reqd.	Const.	
10.4	Circulation and Community Space		Х			Х	There are currently trees and landscaping depicted on the Landscape Plans. The exact number and location of all trees and landscaping shall be determined with the Site Work and Landscape permits. See Condition 11
10.5	Parking Areas	X				Χ	All required parking has been provided within garages.
10.6	Outdoor storage, sales, display	Х				Х	Outdoor storage is not currently proposed.
10.7	Adjacent to Critical Areas	Х					Property is not adjacent to Critical Areas.
10.8	Fences, Waste Enclosures, Mechanical Equipment		X		X	X	HVAC units are depicted on Sheet A0.0 and demonstrate landscape screening. However, review of species, size, and spacing to ensure compliance with the screening requirements will occur with the Site Work and Landscape permits. Other mechanical and utility equipment were not shown on the site plan, so it is therefore assumed that they are located within buildings or in locations that do not impact achieving the vision for the project and compliance with CIDDS. Additional review will occur with the Site Work and Landscape permits. The applicant has proposed to store all waste receptacles within individual garages. This will be confirmed with the Building Permits. The Site Work, Landscape, and Building permits shall be reviewed for compliance with CIDDS 10.8. See Condition 12.
10.9	Blank & Retaining Walls		Х			X	Walls within the project are of varied material and texture and serve to reduce the appearance of blank walls. Plantings are also utilized to add variation to ground level wall planes. Additional review will occur with the Building and Landscape permits.
10.10	Tree Density		X		Х	Х	The computation for Tree Density shown on Sheet L1.0 complies. Further review will be conducted with the Site Work and Landscaping permits, as to the

November 9, 2021 Page **8** of **12**

CIDDS	Name	Not Appl.	Meets S	tandard?	More Info	Review at	Staff Analysis
Standard			Yes	No	Reqd.	Const.	
							total number of trees that can be accommodated onsite as well as the method for off-site planting and/or payment into the City tree fund. See Condition 11
10.11-12	Tree Removal	X					CIDDS 10.11 and 10.12 apply to existing vacant lots not proposed to be developed, and existing developed properties.
10.13	Tree Retention		X			X	The existing lots contain a total of five significant trees. Layton Tree Consulting assessed the trees as part of an Arborist Report dated August 10, 2021. The report concludes that all five trees are in fair to poor condition and not viable to retain. Consequently, the applicant has requested a modification to the Tree Retention Requirements under CIDDS 10.13.B. A reduction of the tree retention requirements may be approved by the Director provided specific criteria are met. The request has been approved as part of the ASDP, and the criteria for approval has been provided within the applicant's Project Narrative. See Exhibit A. The applicant will replace trees on site and/or off-site or pay a fee in-lieu-of in accordance with CIDDS 10.14.C-D. See Condition 13
10.14	Replacement Trees		Х			Х	The proposal complies at this stage. See Condition 11
10.15	Tree Maintenance	Х					Tree maintenance does not apply at this stage. The property will be subject to CIDDS 10.15 after trees have been planted.
10.16	Maintenance, Bond					Х	Maintenance bonds will be submitted for review concurrent with the application for a Landscape Permit.
10.17	Landscape Requirements and Specification		Х			Х	The proposal complies at this stage and additional review will occur with the Landscape permit.

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CIDDS	Name	Not Appl.	Meets St	tandard?	More Info	Review at	Staff Analysis
Standard			Yes	No	Reqd.	Const.	
Ch. 16	LANDSCAPE DESIGN						
16.2.A	Integrate with Nature and Surroundings		Х			Х	The proposed landscape will successfully integrate with the surrounding natural environment.
16.2.B	Context		Х			Х	The proposal complies at this stage and additional review will occur with the Landscape permit.
16.2.C	Soften Development		Х			Х	Landscaping is provided in order to provide greenness and to buffer buildings and hardscape surfaces. The proposal complies at this stage and additional review will occur with the Landscape permit.
16.2.D	Key Landscape Elements		Х		Х	Х	Trees are located at key focal points in order to establish lush, verdant landscape. The proposal complies at this stage and additional review will occur with the Landscape permit.
16.2.E	Green Edge along I-90	Х					The proposal is not a development along I-90.
16.2.F	Use Accent Plantings - sense of place			Х	Х	Х	The proposed landscaping does not currently incorporate accent plantings. As part of the review of the Landscape Permit, the applicant will work with Staff to demonstrate accent plantings throughout the project in key locations, such as the entries to units. See Condition 14
16.2.G	Wildlife Habitat	Х					The site is not located within critical areas or their buffers.
16.2.H	Design Unity: repetition of plant varieties and other materials		X		Х	Х	The proposal complies at this stage, but the planting palette will be reviewed with the Landscape permit for compliance with this standard.
16.2.1	Green Walls			Х		Х	The project application does not include green walls. The applicant will consider installing green walls as a landscape element to soften narrowly constrained planter areas.
16.2.J	Trees on Site		Х		Х	Χ	The proposal complies at this stage. Trees are located along sidewalks and around the outside perimeter of the buildings. Additional review of tree species

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CIDDS	Name	Not Appl.	Meets St	tandard?	More Info	Review at	Staff Analysis
Standard			Yes	No	Reqd.	Const.	
							selection will be conducted with the Landscape Permit.
16.2.0	Site Furnishings			X	Х	Х	Information pertaining to site furnishings was not provided. Review of this provision will occur with the Site Work and Landscape permits. See Condition 15
Ch. 11	SITE DESIGN						
11.2.	Integrate with Nature		Х			Х	The proposal complies.
11.3.A	Pedestrian Connections		Х			Х	The proposal complies.
11.3.B	Connections to Surrounding Circulation Facilities and Properties.		Х			Х	The proposal complies.
11.3.C	Emphasize Landscaping		Х			Х	The proposal complies at this stage and additional review will occur with the Landscape permit.
11.3.D	Community Space and Site Design		Х			Х	The proposal complies.
11.3.D.8	Prohibited		Х			Χ	The proposal complies.
11.3.E	Parking, Drive-thru	Х					The project does not include a proposal for a drive-through.
11.3.F-J	Streetwall		Х			Х	The proposal complies at this stage and additional review will occur with the Building and Landscape Permits. Calculations must be provided for review.
11.3.K	Above-ground Utilities		Х		Х	X	HVAC units were shown as screened, so the proposal complies at this stage. All above-ground and at-grade utilities shall be located to eliminate visual impact, such as within buildings or underground. Where these options are not feasible, utilities shall be sited and screened to minimize their presences, preferably located interior of the site or along alleys. See Condition 16
11.4.A	Minimize Impacts to Critical Areas		Х			Х	The project meets the requirements of the Critical Areas Regulations; see SEPA MDNS #SEP20-00004.

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ASDP20-00003 - McFadyen Townhomes

CIDDS Review

CIDDS	Name	Not Appl.	Meets S	tandard?	More Info	Review at	Staff Analysis
Standard			Yes	No	Reqd.	Const.	
11.5	Service, Loading, Waste		Х			Х	The proposal complies at this stage and additional review will occur with the Site Work and Landscape permits.
Ch. 14	BUILDINGS						
							Chapter 14 applies except where it conflicts with Design Manual. For a complete review, please see Exhibit E.
Ch. 17	LIGHTING						
17.2	General		Х			Х	The proposal complies at this stage and additional review will occur with the Site Work and/or Landscape permits. See Condition 17
Ch. 18	ARCHITECTURE AND URBAN DESIGN MANUAL						
							For a complete review, please see Exhibit E.

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McFadyen Townhomes 683 NW Locust Street

ASDP20-00003

CENTRAL ISSAQUAH Architecture & Urban Design Manual

City of Issaquah, Washington

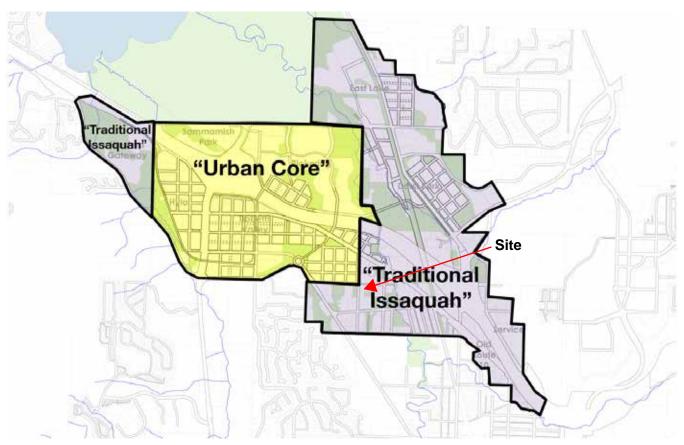
DESIGN REVIEW CHECKLIST

Project and Applicant Nan	ne:							
Address/Location:								
Permit Number:								
Zoning:								
Building Use:								
Other:								
Submission Date:								
2.0 ARCHITECTU	JRE			3.0 URBAN DESIG	N			
	Applies YES NO	Complies YES NO	Conditions		Applie		Complies YES NO	Conditions
Traditional Issaquah				Context —				
Arts & Crafts Style Massing Scale Materials Color	X	X	<u>18</u> <u>19</u>	Natural Context Natural Areas Hillsides and Sloped Sites Site Walls Compatibility		X X		17
Craftsman Style Massing Scale Materials Color				Harmony Contrast	X [X X	
Northwest Lodge Style Massing Scale Materials Color				Block Size Maximum Dimensions Block Access Through-Block Passages	X [X -	
Western False Front Style Massing Scale Materials Color				Alleys Parking Structures/Lots Building Edges	X [X [X]		X	
Urban Grange Style Massing Scale Materials				Enclosure Setbacks Entries			X _	
Color Traditional Issaquah	or Urb	an Core		Ground Floor Transparency	X [X _	
Northwest Revival Style Massing Scale Materials Color				Weather Protection Usable Open Space Courtyards & Forecourts Rooftop Use Urban Parks Urban Plazas				
Urban Core				C. COLLI IOLOG	ا لـــا	ш		
NW Contemporary Style Massing Scale Materials Color								

STAFF COMMENTS

STAFF PROPOSED CONDITIONS

ARCHITECTURAL DISTRICTS & STYLES



Architectural Districts

Architectural Districts

The architectural districts are defined areas within Central Issaquah that describe the architectural character of the area. Within an architectural district, a number of Styles may be applied to new development. This Design Manual describes the Styles that are Appropriate for Issaquah based on vernacular tradition and historical precedent.

Some of the Traditional Issaquah areas are composed of residential neighborhoods, and others are predominately nonresidential. Both shall reflect more traditional architectural Styles common in the Northwest in the late 1800s and early 1900s when the city was founded.

The Urban Core is located centrally, and corresponds to the City's Regional Growth Center and the Rowley Development Agreement area, though the Design Manual doesn't apply to the Rowley Urban Village. The Style of this area is more urban and contemporary than Traditional Issaquah, but it maintains distinguishing characteristics inspired by Northwest urban buildings of the 1900s.



Example: Original Northwest urban building, built 1923

ARCHITECTURAL DISTRICTS & STYLES

Traditional Issaquah: Eclectic Historicism

The following Styles are Appropriate for sites within "Traditional Issaquah." Applicants may choose only one Style per building, with the option of incorporating multiple Styles (one per building) on sites consisting of more than one building. Each of these Styles is suitable for single or mixed-use development with the exception of the Craftsman Style, where ground floor retail use is Inappropriate, and Western False Front Style, where ground floor residential use is Inappropriate.

Arts & Crafts Style

The Arts & Crafts movement, emerging in the early 1900s, drew inspiration from nature, tradition, and craft. Although stylistically simpler and more practical than previous Victorian styles, Arts & Crafts architecture still incorporates some simplified English vernacular elements. This Style emphasizes purity of natural materials through handcrafted basic geometrical detailing. The Craftsman Style, while part of the Arts & Crafts movement, is distinguished as its own Style in this Design Manual and is outlined below. The Arts & Crafts Style is characterized as follows:

- a. Steeply pitched gable and hipped roofs
- b. Multiple gables and dormers
- c. Asymmetrical composition
- d. Boxy base/rectilinear footprint
- e. Combinations of rustic brick, stucco, stone, or shingle cladding
- f. Prominent stone chimneys
- g. Arched entryways
- h. Decorative window mullions-many small window panes



Example: Arts & Crafts Style



Example: Arts & Crafts Style

Craftsman Style

As part of the Arts & Crafts movement, the Craftsman Style also boasts handicraft, utility, and natural materials. The Craftsman home gained popularity in the 1900s–1920s along with bungalows and foursquares as families moved to suburbs and built their own homes, but remained nostalgic for the countryside. The Craftsman Style, initially used primary for single family homes, has since evolved to include larger multifamily applications and the occasional professional office, but excludes ground floor retail uses. The Craftsman Style exhibits the following characteristic elements:

- a. Deep overhanging eaves
- b. Exposed rafters/joists or brackets along the roof line
- c. Majority wood and other natural materials
- d. In harmony with nature (use of locally found materials)
- e. Low pitched, hipped, or gable roofs
- f. Many windows and natural light
- g. Horizontality



Example: Craftsman Style

2.0 ARCHITECTURE

A.1.1.1 ARTS & CRAFTS STYLE

Massing

Integrate simple block-like or bar shape base with multiple pointed roof forms and other vertical projections.

Description

Similar in mass to the Craftsman Style, Arts & Crafts buildings are boxy at the base with rectilinear footprints. The steeper, more complex roof forms and vertical emphasis of Arts & Crafts distinguish this Style from Craftsman. Steep pitched roof forms incorporate many gable ends and dormers and occasionally sweep close to the ground. These roofs also generally have shallower overhangs than Craftsman, if any at all.



Appropriate: Arts & Crafts Style massing [Image: Crandall Arambula]

N/A	COMPLIES	COMPLIES W/ CONDITIONS	NOT COMPLY	Appropriate
	X			 a. Asymmetrical composition (in elevation and volume)
	X			b. Steep pitches
	X			c. Gable or hipped roofs
	X			d. Gable or hipped dormers (match roof type)
	X			e. Intersecting ridges (or cross gable roof)
		X		f. Prominent external chimney, protruding from roof
	X			g. Lower and upper level canopies
	X			h. Upper level balconies

Inappropriate

X		i. Low pitched or flat roof
X		j. Combination of roof pitches
707		k More than two roof types/Sty



Appropriate: Arts & Crafts Style massing



Appropriate: Arts & Crafts Style massing [Image: Crandall Arambula]

STAFF COMMENTS

The applicant has proposed a combination of roof pitches, which would be considered "inappropriate". Most roofs are 8/12 and a few roofs are 10/12. Staff has determined that the roof's comply based on this negligible difference, and because the buildings are proposed to predominantly use 8:12 roofs.

STAFF PROPOSED CONDITIONS

Condition 18: The applicant will revise the building design to include a prominent external chimney, protruding from the roof.

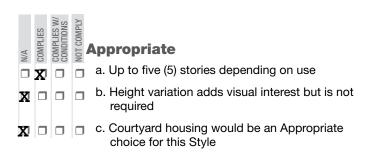
A.1.1.2 **ARTS & CRAFTS STYLE**

Scale

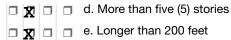
Buildings shall not exceed five floors or span longer than 200 feet in length.

Description

Typically three stories high for commercial uses, buildings can reach a maximum of five stories for residential or vertically mixed-use commercial uses. The top floor is commonly a loft or partial floor. The length of a single building shall not exceed 200 feet, but a development may include multiple smaller buildings.



Inappropriate





Appropriate: Four story building



Appropriate: Two story building [Image: Crandall Arambula]

STAFF COMMENTS

The applicant chose not include height variation and did not include courtyard housing. Because neither are required, they have been marked N/A.

STAFF PROPOSED CONDITIONS

A.1.1.3.1 | ARTS & CRAFTS STYLE

Materials | Walls

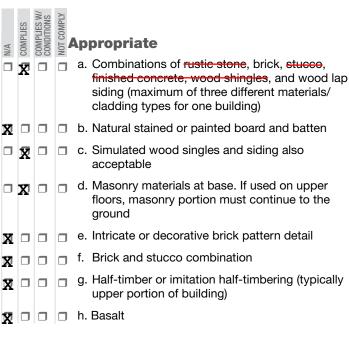
Use durable, natural materials to portray a sense of weight and a strong connection to the earth. Combinations of cladding styles emphasize the building's geometry and form.

Description

Similar to the Northwest Lodge and Craftsman Styles, Arts & Crafts integrates heavy masonry materials at the base of the building and lighter wood materials above. Arts & Crafts is unique in that masonry is not limited to only the building base; it can also be used to emphasize portions or masses within the greater form (specifically gable ends and chimneys). This Style also allows greater material variety, but incorporates no more than three types or methods of cladding on a building.



Appropriate: Cladding material differing by mass, stucco with rustic stone
[Image: Crandall Arambula]





i. More than three material types or cladding styles \overline{X} ii. Masonry above wood cladding, or masonry that does not extend to ground (avoid appearance of "floating" heavy materials)





Appropriate: LEFT: Half-timbering; RIGHT: Wood shingles above brick base [Images: Crandall Arambula]



Inappropriate: Too many cladding types, inconsistent material changes
[Image: Historichousecolors.com]

STAFF COMMENTS

The building has been designed to include three cladding types: slimbrick in "Inca Craftsman", Hardie plank lap siding in SW 7665, and Hardie plank lap siding in SW 7004.

It should be noted the Hardie plank lap siding in SW 7665 has been proposed to come in two different widths; 8.25 inches, and 15.25 inches. Because the material and color would be the same, this would not be considered an additional cladding type.

STAFF PROPOSED CONDITIONS

A.1.1.3.2 **ARTS & CRAFTS STYLE**

Materials | Windows

COMPLIES NOT COMPLY COMPLIES W/ CONDITIONS

Objective 🕱 🗆

Use vertically oriented residential character windows for all uses.

Description

For commercial ground floor uses, use glass storefront or large bay windows for shop display. Upper floors shall incorporate residential character windows. While window frames are typically minimally detailed, they may have exterior accent elements such as window boxes or awnings.

N/A	COMPLIES	COMPLIES W/	NOT COMPLY	Appropriate
	X			 Casement, double hung, fixed, or combination windows (i.e., picture window with casements)
X				b. For retail/commercial/mixed use: divided lite storefront with base below (wood or masonry)
	X			c. Rectangular or arched
	X			d. With brick, use contrasting stone surround or lintel/sill
	X			e. Simple undecorated frames
X				f. Awnings and window boxes
ΧJ				g. Shutters
	X			h. Single, pairs, or groups of three

Inappropriate

i. Floor-to-ceiling storefront windows, without a base below window





Appropriate: LEFT: Combination windows
RIGHT: Arched double hung windows





Appropriate: Window projections LEFT: Oriel window; RIGHT: Box bay windows [Image LEFT: freepedia.co.uk; RIGHT: Wadia Associates]



Appropriate: Divided lite storefront with wood frames and concrete base [Image: Crandall Arambula]



Appropriate: Upper level awnings and window boxes [Image: Crandall Arambula]

STAFF PROPOSED CONDITIONS

STAFF COMMENTS

A.1.1.3.3 ARTS & CRAFTS STYLE

Materials | Doors

COMPLIES NOT COMPLY COMPLIES W/ CONDITIONS

Objective X

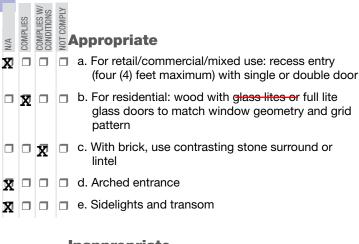
Select doors that create interest and attract people to enter the space, as well as contribute to a warm, welcoming building entrance.

Description

For retail, mixed use, and other commercial spaces, more transparency is encouraged through the use of standard storefront systems. For residential, a heavier, more opaque wooden door gives a sense of comfort and protection.



Appropriate: Retail storefront with recessed entry
[Image: Necessitiesfortheheart.com]



Inappropriate

	X		f. Solid unglazed doors (no windows)
П	X	П	a. Hollow metal or hollow wood doors



Appropriate: Arched doorways
LEFT: Wood half lite door; RIGHT: Full lite double doors
[Image LEFT: artsandcraftshomes.com; RIGHT: stonesourceaz.com]

STAFF PROPOSED CONDITIONS

Condition 19: The applicant will revise the building design to include contrasting stone surround or lintel around the brick.

STAFF COMMENTS

The applicant selected full lite glass doors for all residential units. Neither arched entrances nor sidelights and transom are proposed for this building.

A.1.1.3.4 ARTS & CRAFTS STYLE

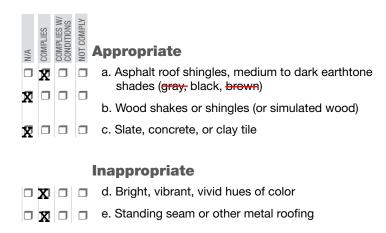
Materials | Roof

Objective X

Roof material must not be a dominant characteristic of the building. Select material colors that complement facade color(s).

Description

Use shingle or tile roofing with subtle earthtone colors and texture.





Appropriate: Earthtone asphalt roof shingles [Images: Owens Corning]



Inappropriate: Vibrant hue standing seam metal roof [Image: Drexel Metal Inc.]

STAFF COMMENTS

The applicant selected composite shingle roofs made to replicate the look of traditional asphalt roof shingles.

A.1.1.4 | ARTS & CRAFTS STYLE

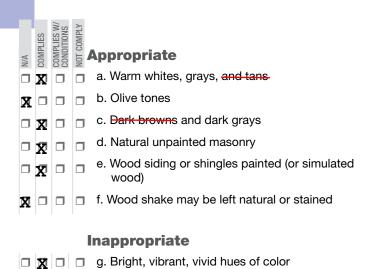
Color

COMPLIES NOT COMPLY COMPLIES W/ CONDITIONS Objective 🛣

Use colors and material palettes that complement and fit in with Issaquah's natural environment of hillsides and creeks.

Description

Use natural earthtone colors and emphasize materials in their natural form where possible. Warm neutral color schemes of gray and white are encouraged for buildings utilizing stone and stucco. Warms tans and browns are recommended for buildings utilizing brick and wood.





Appropriate: Warm neutral white and gray color scheme



Appropriate: Warm brown earthtone color scheme [Image: Crandall Arambula]

STAFF COMMENTS

A.3

STYLE SUMMARY

Style—The following chart summarizes the various Styles found in the Design Manual. Items in brackets [x] are not explicitly stated in the text but are required by its listing here.

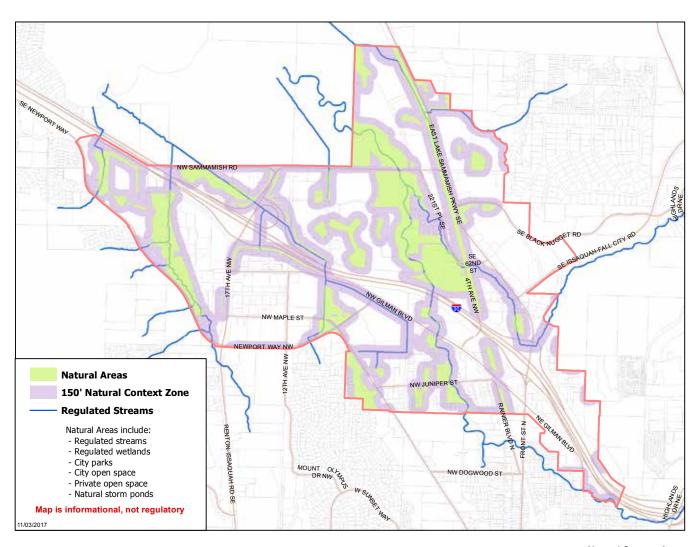
Element	Arts & Crafts	Craftsman	Northwest Lodge	Western False Front	Urban Grange	NW Revival	NW Contemporary
District	Traditional Issaquah	Traditional Issaquah	Traditional Issaquah	Traditional Issaquah	Traditional Issaquah	Urban Core & Traditional Issaquah	Urban Core
Stories (Floors)	Up to 5 floors based on use: Up to 3: comm'l Up to 5: res'l or mixed comm'l Top floor as loft	Max 4 floors though varies 3 story Massing	Min 3 up to 6 floors 6th floor or top floor as loft	Typically 1–2 floors, up to 4 floors in certain circumstances	Typically 2 floors up to 4 2–3 story Massing Top floor as loft	Typically 6 floors: min of 1, max as allowed Top floor step backs	Typically 4+ floors: mir of 1, max as allowed Upper floor step backs
Building Length	200 ft max	100 ft max	100 ft+	30-40 ft; longer requires facade articulation	200+ ft; not less than 60 ft long	Height exceeds length	Max 250 ft
Relationship to Other Bldgs	Could be multiple smaller buildings	[Could be multiple smaller buildings]	[Set apart]	Stand alone or part of urban block	Set apart	Urban block	[Urban block]
Footprint	Simple block-like or bar shape	Rectilinear or bar shape	Long massive bar, simple bar or bent bar	[Rectangular block]	Basic rectangular	Rectangular or bar, C or L shape	[Rectangular or bar, C or L shape]
Symmetry	Asymmetrical	Asymmetrical	[Asymmetrical]	[Symmetrical]	Symmetrical on 1 or 2 axes	[Either symmetrical or asymmetrical]	[Either symmetrical or asymmetrical]
Orientation	Vertical	Horizontal	Horizontal	[Vertical]	Horizontal	Vertical	Vertical
Articulation	[Subtle façade articulation which relies on roof articulation]	Subtle articulation	Simple, flat facade	Flat except balcony and articulated bays for longer facades	Limited to no articulation	Articulated roofline Step backs for vertical planes Step backs for floors above 5th floor option	Step backs for vertical planes and floors above 5th floor Rhythmic
Balconies	Allowed	[Allowed]	Not Allowed	Allowed	[Not Allowed]	[Allowed]	[Allowed]
Uses/Ground floor	Mixed Uses allowed	Mixed Uses not allowed No grd flr retail	Mixed Uses allowed	Mixed Uses allowed No ground flr res'l	Mixed Uses allowed	Mixed Uses allowed	Mixed Uses allowed
Roof Pitch	Steep	Low	Steep	Not visible	Steep	Flat	Flat and/or pitched
Roof form	Complex, gable or hipped, gable ends & dormers Height variation	Hipped, gabled	Gable or gambrel with shed dormers Triangular Prominent	Flat or gable Simple parapet profile	Gable or gambrel Monitor barn-style Clerestory or dormers	Flat, with articulated roofline through cornice or parapet Penthouse: prioritize roofline of floor below	Flat or simple pitched Pitched is res'l only (gable, hipped, hipped with flat top) Flat has articulated roofline with cornice
Eaves	Shallow to no overhangs	Deep over-hanging eaves	Deep over-hanging eaves	[No eaves]	[No deeply overhanging eaves]	[No eaves, minimal to no overhang]	Minimal to no over-hang or eaves
Details	Prominent stone chimney	Exposed rafter and joists	Prominent stone chimney Exposed rafters and brackets	Decorative cornice Ground floor canopy or awning	Small chimney or cupola Heavy base	Decorative cornice or parapet treatment Horizontal banding	Stepped corner articulation option
Materials - overview and organization	Combinations of rustic masonry and wood (or simulated wood), stucco, finished concrete Heavy base with lighter materials above	Majority wood (or simulated wood) or other natural materials (i.e., masonry) Bi- & tri-partite Heavy base with lighter materials above	Natural materials: Wood (or simulated wood) stone or masonry Bi-partite Heavy base, lighter above	All wood (or simulated wood) No mixed materials	Wood (or simulated wood), corrugated steel Rustic or board formed concrete base	Heavy masonry, durable natural materials: brick, concrete, terra cotta, stone Penthouse: OK if different from main bldg Tripartite	Primarily wood (or simulated wood) or bri Durable metal accents Concrete podium/base Tripartite for 5+ floors
Max # of Materials	3	3	2	1	2	Main Bldg: 3 Penthouse: 2	[3]

STAFF COMMENTS

Element	Arts & Crafts	Craftsman	Northwest Lodge	Western False Front	Urban Grange	NW Revival	NW Contemporary
Roof Materials	Not dominant Asphalt shingles, wood (or simulated wood) shakes or shingles, slate, concrete, or clay [metal] tile	Not dominant Asphalt shingles	Dominant Wood (or simulated wood) shingles and shakes, asphalt tiles, slate	Concealed	Not dominant Standing seam, asphalt shingle, wood (or simulated wood) shakes or shingles	Dominant roof silhouette Cornice: brick, stone, precast concrete Metal or glass canopy Parapet: same as façade materials	Not dominant Asphalt shingles, wood (or simulated wood) shingles and shakes, standing seam metal, concrete or clay tile
Windows	Decorative with divided lights Vertically oriented, residential character Casement, double hung, fixed; combinations Groups of 3 max	Many windows Punched w/ divided lights Vertical; grouped Double hung, casement, fixed Wood frame	Double hung, casement, awning, fixed with divided lights Punched openings Vertical rhythm Wood frame	Double hung, casement Vertically oriented, except storefront Transom or divided lights Wood frame	Punched openings, square or grouped in ribbons as clerestory Divided lights Awning, casement, double hung Wood or metal frame	Grid of punched openings Vertically oriented Awning, double hung, sliding, casement, fixed, combinations Comm'l ground floor: large openings, transparent and operable (sliding glass panels, garage-style glass)	Punched opening Combination with awning, double hung, sliding, casement, warehouse Comm'l: operable storefront windows Metal frame
Doors	Single or double Comm'l: transparent Res'l: wood with divided glass lights Sidelites, transom Arched entry	Grand Single or double Wood and decorative glass Sidelights or transom	Grand Heavy wood with divided lights Double at main entry, or single with sidelights and transom	Modest, simple Wood with full or partial lights	Farmhouse with glass lights, garage, sliding barn, glass storefront system Wood or metal	Transparent Comm'l: large, sliding glass panels or garage- style Res'l: wood or metal with full or partial light	Transparent Comm'l: large sliding glass panels or overhead doors Res'l: wood or metal with full or partial lights
Window & Door Trim	Simple frames With brick: contrasting stone surround/lintel/sill	Used to accent flush on walls Wide, decorative	Window: minimal in wood areas; wider in masonry Door: wide	Wide	Minimal	[Minimal, emphasize verticality]	[Minimal to none]
Color	Natural warm neutral earthtones: gray, white, warm, tan, brown & olive Materials in natural form	Natural warm earthtones: warm brown, green, cream Materials in natural form	Natural warm earthtones: brown, gray, black Natural or stained materials	Tints and tones of color Soft, dull, or muted Natural earthtones: brown, green, soft yellow, white Natural or stained wood	Neutrals: black, white, gray Natural wood, concrete, anodized metal No bright colors in large amounts	Natural earthtones: warm red or brown, cream, natural grays, creamy whites and grays Materials in natural form	Natural earthtones: white, gray, black Natural brick, natural or stained wood, metal panels, concrete, steel
Max # of Colors	[3]	3	3	3	[3]	3	[3]
Accent Colors	[1 color]	1 contrasting color for trim	1 color	1 accent color for trim; boldest within the allowable palette	1 warm accent color, <10%	Natural earthtones of masonry materials	Metal panels, concrete Mix cool and warm materials for contrast
Roof colors	Medium to dark earthtones: gray, black, brown	Medium to dark earthtones: gray, black, brown	Natural wood, slate Variegated earthtone asphalt tiles	Muted earthtones	Dark earthtones: gray, black, brown; natural metal	Earthtones of cornice or parapet materials	Earthtones: gray, black, neutral Natural/stained wood

STAFF COMMENTS

NATURAL CONTEXT AREAS



Natural Context Areas [Image: City of Issaquah]

UD.1.1.1 | NATURAL CONTEXT

Natural Areas

COMPLIES NOT COMPLY COMPLIES W/ CONDITIONS

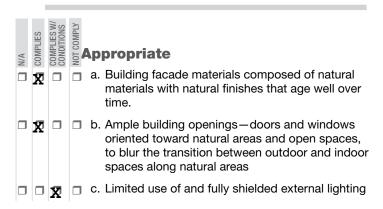
Objective X

For sites in proximity to natural areas, new development must be used to strengthen and reinforce the unique setting of Central Issaguah.

Description

For development sites, partially or totally within the Natural Context Zone (i.e., within 150 feet of a natural area), adjacent site development shall respect, reinforce, and strengthen green assets. Natural area is defined in the Glossary; generally it consists of critical areas, open space, parks, and natural appearing stormwater ponds. An informational, not regulatory map of these appears on the previous page.

Central Issaguah is largely defined by the backdrop of the Issaguah Alps, Lake Sammamish, and abundant forests adjacent to the plan area as well as creeks and wetlands within the plan area. Within the Natural Context Zone, development shall respect and complement the native environment rather than diminishing or competing with these areas. Architecture is intended to "blend in" along these open spaces.



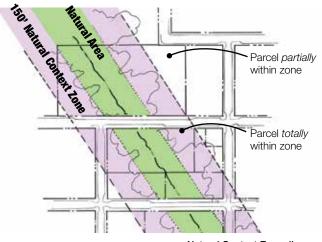
Inappropriate

□ 🗖 🗆 □ d. Building activities and design that close off the building from the natural area, such as utility rooms, storage, and solid walls with lack of windows and doors

See UD.2.3.2.3—Setbacks and Step Backs | Natural Areas for more details



Natural Context—Issaquah Hillsides [Image: Crandall Arambula]



Natural Context Zone diagram

STAFF COMMENTS

This requirement is prompted by the preceding Map, which identifies the site as falling within the Natural Area and Natural Context Zone. Issaquah Creek, which is a Class 1 Stream, is located approximately 743 feet from the eastern property line of the site.

STAFF PROPOSED CONDITIONS

The Notice of Decision has been written to include Condition 17, which requires lighting to be reviewed with the construction permits.

UD.1.3.2 **COMPATIBILITY**

Contrast

COMPLIES NOT COMPLY COMPLIES W/ CONDITIONS

Objective X

Buildings of importance may be more distinguished and set apart from other less significant buildings.

Description

The hierarchy of architecture in an urban area is an important characteristic that can also be helpful for navigating and understanding Central Issaquah.

Contrast occurs when there is a conscious opposition to the existing conditions through the design of conspicuous architecture. The intent is to maintain authenticity and avoid the erosion of Central Issaquah character. If contrast becomes dominant, intrusive and alien, architectural forms will diminish the qualities that make the district valuable in the first place.

However, an architectural intervention that deliberately violates the district harmony is Appropriate to distinguish buildings of civic and social significance. Differentiated architecture is Appropriate and can be fostered for public or cultural uses such as libraries or fire stations, and semi-public uses such as places of worship or museums. In these cases, the design of the structure can isolate or elevate the building radically from its setting through a differentiated architectural expression.



Appropriate: Library as distinguished building mage: Bohlin Cywinski Jacksor

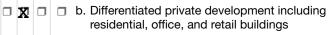


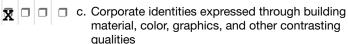
Appropriate: Fire station as civic prominent focal point



□ 🔻 □ □ a. Differentiated civic buildings, such as libraries, museums, community centers, schools, and other public or cultural facilities may take visual priority and be prominent focal points

Inappropriate







Inappropriate: Corporate identity building expression [Image: Oakland Harley-Davidson]

STAFF COMMENTS

UD.2.1.1 BLOCK SIZE

Maximum Dimensions

Objective

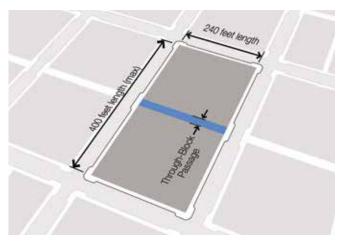
Typical blocks shall not exceed dimensions of 240 feet by 400 feet. In some instances where necessary (e.g., coordinating with the existing grid), blocks may be increased to 320 feet by 400 feet.

Description

Block dimensions, and the street grid they form, are among the most critical elements in ensuring a transportationefficient, walkable, and bikeable community. The connectivity established by smaller block dimensions and a greater number of multimodal linkages provides options to walk or bike to desirable destinations within Central Issaquah. The street grid creates separate development sites, thereby promoting architectural variety and precluding monolithic buildings associated with large development sites. In addition, the street grid provides multiple potential access points for development sites, thereby distributing traffic on numerous local "skinny" streets rather than concentrating traffic on wide arterial streets.



Example: Typical Issaquah Olde Town "Street Grid"



Appropriate: Maximum dimensions of typical block [Image: Crandall Arambula]



Inappropriate: Large, irregular block sizes [Image: Google Earth]

STAFF COMMENTS

The total property frontage for the project along 7th Avenue NW measures approximately 225 feet, and approximately 114 feet along NW Locust Street. Both are less than the standard established in this section. However, the 7th Ave block frontage is 655 ft and Locust is slightly less than 595 ft. As the first Central Issaquah project on the block and one place at the corner, rather than mid-block, and notably less than the standard, no action is required with this project. Future projects will need to construct facilities to comply with this standard.

A primary through block passage per CIDDS 6.4.C is provided, and will continue an existing through block passage constructed with the Atlas project immediately to the north of the site.

UD.2.2.1.0 BLOCK ACCESS

Through-Block Passages

COMPLIES NOT COMPLY COMPLIES W/ CONDITIONS Objective X

For new development areas, publicly accessible Through-Block Passages shall be provided to break up blocks over 240 feet in length or width. (Note: Through-Block Passages shown in CIDDS remain as available tools but do not serve to meet the requirements of this section of the Design Manual.)

Description

Through-Block Passages are amenities that:

- · Result in development sites with more pedestrian and bicycle connections, visual permeability, and pedestrianscaled building footprints
- Provide access to attractive linear open spaces for adjacent housing, retail, and employment uses
- Shall be maintained as publicly accessible facilities 24 hours a day

Through-Block Passages may be limited to pedestrian and bicycle use only, or may be "mixed mode" and include limited vehicle access. The type of Through-Block Passage is determined by development access needs and ground floor uses.

Pedestrian-Bike only passages:

- · Where ground floor use is primarily private residence or private office entries
- Where ground floor retail/commercial uses look out to passage through windows or secondary entrances. (Primary retail/commercial entries not Appropriate for Pedestrian-Bike only passage; see UD.2.3.3.2/ UD.2.3.3.3—Entries for more details)
- Where open space amenities are needed for tenants

Mixed mode passages:

Where vehicles need access to loading, drop-off, deliveries, or on-site private parking facilities



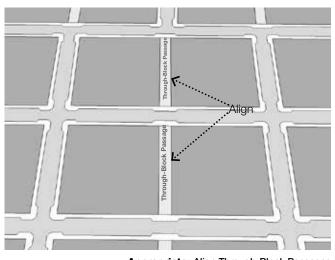
Appropriate

□ 🗖 □ a. Align Through-Block Passages between development sites and with existing or planned streets

Inappropriate

□ 🔻 □ □ b. Misaligned, disconnected, or dead end passages

Appropriate: Through-Block Passages extend the existing street grid



Appropriate: Align Through-Block Passages



Inappropriate: Partial passage does not extend the street grid [Image: Google Earth/Crandall Arambula]

STAFF COMMENTS

A primary through block passage is depicted on the eastern portion of the property to accommodate building entries. The primary through block passage includes a 10-foot paved path bounded by five-foot landscape/amenity buffers to be located on the owner's property.

The project complies at this stage of development in Central Issaquah. The proposed Through-Block Passage dead-ends at the project boundaries, and will need to be continued with future development.

UD.2.2.2 BLOCK ACCESS

Alleys

COMPLIES W/ CONDITIONS NOT COMPLY

Objective 🛣

Alleys are encouraged to avoid impacts to the pedestrian environment along streets.

Description

Provide alleys for vehicular access to service facilities, utilities, and parking. Parking structures include garages, enclosed carports, and parking lots. Other service areas include loading, waste collection, and utility vaults.

Alleys are predominately vehicular corridors located behind residential, commercial, or retail uses. In general, no parallel parking is permitted in alleys, although this may be modified to accommodate short-term service or maintenance vehicles and



Appropriate: Alley example









🗶 🗖 🗖 a. Use of landscaping between garage doors □ X □ □ b. Elements concealed from street and Through-Block Passages may be located here (e.g., storage areas, trash enclosures, above ground utility structures)

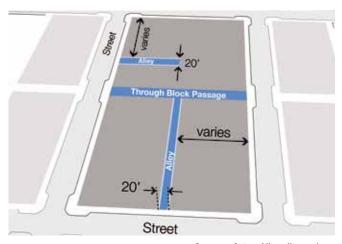
Inappropriate



 \square X \square \square c. Primary entrances to retail, residential, or commercial units from the alley



Appropriate: Building service areas and structured parking access [Image: Crandall Arambula]



Appropriate: Alley dimensions

STAFF COMMENTS

The applicant has proposed an alley, or shared driveway, which will accomplish several of the goals of an alley; including all parking (garages face the interior of the alley/shared driveway and do not face the street), and waste collection.

UD.2.2.3 BLOCK ACCESS

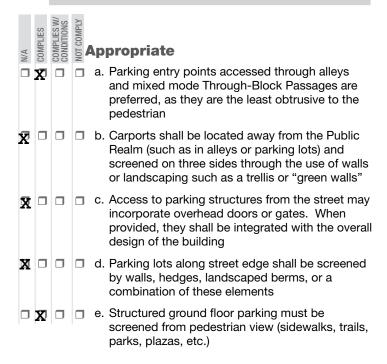
Parking Structures & Lots

COMPLIES NOT COMPLY COMPLIES W/ CONDITIONS Objective X

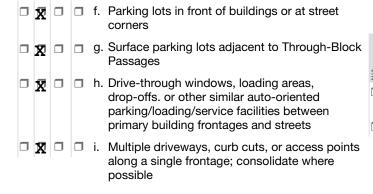
Minimize impacts to the pedestrian environment by limiting the location and number of parking access points, as well as surface parking lots adjacent to pedestrian facilities.

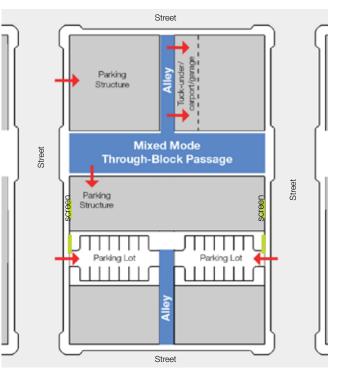
Description

Buildings must not be designed to promote an auto orientation. Parking access points must be unobtrusive within the pedestrian realm and minimize disruptions to the sidewalk. This means limiting the number of points and width of entry over sidewalks and on building facades, as well as maintaining consistent sidewalk grade.



Inappropriate





Appropriate: Parking location and access [Image: Crandall Arambula]



Appropriate: Unobtrusive garage entry with lights, minimized width, and decorative gate in colors that complement the building and do not draw excessive attention [Image: Crandall Ara

COMPLIES W/ CONDITIONS NOT COMPLY N/A COMPLIES

□ 🔻 □ □ j. Ground floor parking structures with parking stalls visible from pedestrian realm

□ 👿 □ □ k. Garage doors or gates in colors significantly different from the color of the building (e.g., white or black doors in buildings of medium tones)

STAFF COMMENTS

UD.2.3.1 **BUILDING EDGES**

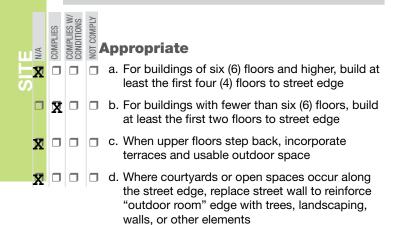
Enclosure

COMPLIES NOT COMPLY COMPLIES W/ CONDITIONS

Utilize the mass and form of a building to define an "outdoor room" along the street edge or Through-Block Passage.

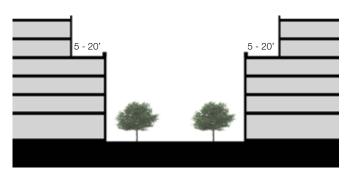
Description

Buildings shall be built to street edge or allowable setback to maintain the street wall and create an "outdoor room." Upper floors shall step back a minimum of five (5) feet and maximum of twenty (20) feet to allow for daylight and air, and to provide a pedestrian scale in the Public Realm.





Appropriate: Building edges create "outdoor room" with street wall



Appropriate: Upper floors step back and maintain street wall [Image: Crandall Arambula]

Inappropriate

E. Buildings with four (4) or fewer floors that incorporate more than one upper floor step back, degrading the street wall
 To Inactive open spaces along street edge

STAFF COMMENTS

UD.2.3.2.1 BUILDING EDGES

Setbacks | Ground Floor Multifamily

COMPLIES NOT COMPLY COMPLIES W/ CONDITIONS

Objective X П

Ground floor residential uses support an active street environment but require a degree of separation from the rightof-way, either vertically or horizontally, to ensure a minimum level of privacy.

Description

When ground floor residential uses are adjacent to the sidewalk, public right-of-way or public space, provide

- zero-setback, or
- maximum ten (10) foot setback

Setbacks shall be designed in a manner that is additive to the Public Realm, and not merely a buffer.

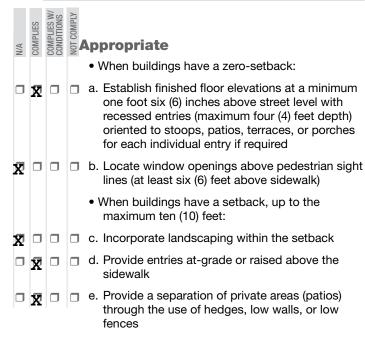
See below for Appropriate design of each condition.



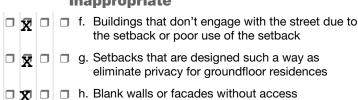
Appropriate: Ground floor residential unit raised above sidewalk, zero-setback [Image: Crandall Arambula]



Appropriate: Residential unit raised above sidewalk [Image: Crandall Arambula]



Inappropriate





Appropriate: Residential unit at sidewalk grade

STAFF COMMENTS

UD.2.3.2.3 BUILDING EDGES

Setbacks and Step Backs | Natural Areas

COMPLIES NOT COMPLY COMPLIES W/ CONDITIONS

Objective

T

Buildings in the "Natural Context Zone" shall be stepped back to provide visual relief between the natural and built environments. Setback areas shall connect the building(s) and site uses to the natural area rather than divide them.

Description

For buildings within Central Issaquah's Natural Context Zone (defined in UD.1.1.1), provide a minimum step back of ten (10) feet and maximum of twenty (20) feet for all floors above the fourth floor that face the natural area. Place uses and activities in the setback from the natural area, to orient to and build on its presence, rather than divide the site from the natural area.



Appropriate: Building oriented to natural area



Inappropriate: Parking located between buildings and natural area [Image: Crandall Arambula]

Appropriate a. All native plant material landscape transitions and upper floor building step backs that foster a graceful transition between the built and natural environments b. Balconies, stoops, and porches facing natural areas c. Terraces on stepped-back upper floors d. Public access—walkways between regulated creek or wetland open space and the building frontage

парргорпасс

X	Ш	e.	between buildings and open spaces
X		f.	Parking lots abutting natural areas
V		q.	Parking structures and building service areas

oriented to natural areas

The buildings do not exceed four floors.

STAFF COMMENTS

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UD.2.3.3.1 BUILDING EDGES

Entries | Ground Floor Multifamily

COMPLIES NOT COMPLY COMPLIES W/ CONDITIONS

Objective 🛪 🗆

Ground floor residential entries shall be oriented to the street, courtyard, or Through-Block Passage.

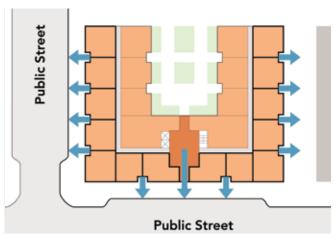
Description

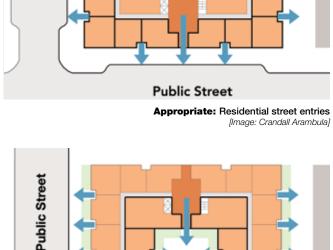
When buildings have ground floor individual dwelling units and/ or main lobby entries oriented to the street or pedestrian realm, they contribute to the vitality and safety of the Public Realm through "eyes on the street" surveillance.

By locating entries to face the street (first priority) and courtyard and/or Through-Block Passages (second priority), residents and visitors will enter and exit the building from the street, activating and animating the Public Realm.



Appropriate: Unit entry from sidewalk [Image: Crandall Arambula]





Public Street

Appropriate: Residential courtyard entries
[Image: Crandall Arambula]

COMPLIES W/ CONDITIONS NOT COMPLY Abbreviate WATER W/ COMPLY COM

- a. Individual unit and lobby entry doors that are substantial enough to suggest privacy while still appear welcoming to those who approach and enter
- □ 🔻 □ □ b. For doors that face an active and busy street, provide separation through setback or four (4) feet recess with comfortable grade change
- c. For each building frontage that exceeds fifty (50) feet in length, each unit shall have a separate entry directly from the sidewalk, Through-Block Passage, courtyard, or similar pedestrian-oriented facility except where unavoidable factors (e.g., vertical separation such as for an underground garage, or horizontal separation such as a lack of setback) preclude the connection. Where the connection is precluded, terraces, balconies, and similar active facilities shall be provided for ground floor units

Inappropriate

- □ 🔻 □ □ d. Main entries accessed directly from parking lots or alleys
- e. Individual residential units without separate entries to each unit when units face a street, Through-Block Passage, or courtyard

STAFF COMMENTS

Covered entry porches to all units are currently depicted as being recessed five feet.

UD.2.3.4.2 BUILDING EDGES

Ground Floor Transparency | Ground floor Multifamily; Commercial Office/Services

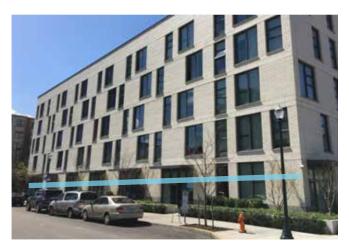
COMPLIES NOT COMPLY COMPLIES W/ CONDITIONS Objective 🕱

Multifamily and commercial office/service uses that front streets or Through-Block Passages, or a natural area, Public Realm, or publicly accessible open space, shall include openings (windows and doors) that comprise a minimum of 40% ground floor transparency of a building's ground floor facade.

Description

Residential buildings with a moderate degree of ground floor visibility through windows and/or doors provide increased visual and physical interaction between residential units/lobbies and the Public Realm. This degree of transparency promotes a safe, vibrant, interesting, and pedestrian-friendly environment and open spaces.

- The percentage of transparency is measured for each facade facing a public space; however, the percentage of transparency must include the linear five (5) feet above the building's first finished-floor height to account for raised stoops or terraces, which provide privacy and a transition and separation from the Public Realm
- Transparency is measured as a percentage of the ground floor facade of total building frontage for those frontages facing public spaces



Appropriate: 40% transparent windows and doors at ground floor



Appropriate: Ground floor transparency along building frontage

Appropriate □ 😾 □ □ a. Window glazing shall be clear and transmit visible daylight □ 🛛 🗖 □ b. Privacy of ground floor uses may be provided through use of blinds, curtains, or interior

Inappropriate

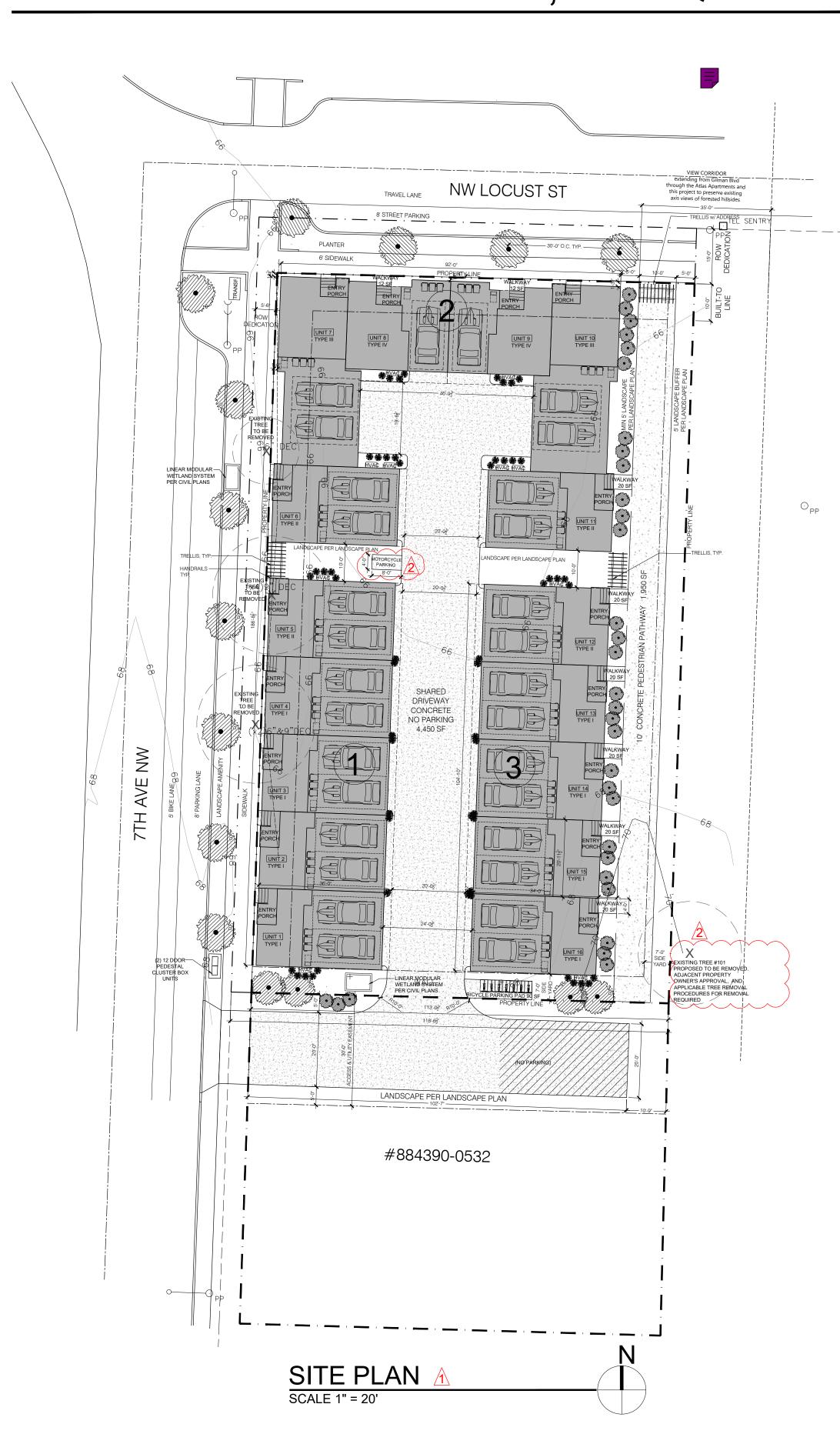
□ 🔻 □ □ c. Reflective coatings or glazing

STAFF COMMENTS



IssaquahWA.gov

638 NW LOCUST STREET, ISSAQUAH



ZONING & CODE INFORMATION

ADDRESS: 683 NW LOCUST ST JURISDICTION: **ZONE:**

CITY OF ISSAQUAH

CENTRAL ISSAQUAH - TRADITIONAL OVERLAY:

PARCEL ASSESSOR'S #: LOT SIZE:

24,898 SF (per KC before ROW deductions)

8843900530, 8843900531

BUILDINGS 1&3: IRC R BUILDING 2: IBC R-2

with NFPA 13R FIRE SPRINKLERS

SETBACKS REQUIRED:

OCCUPANCY:

PER CIDDS TABLE 4.4: **BUILD-TO-LINE - 0' - 10'**

> SIDE YARDS - 7'-0" REAR YARD -7'-0"

PROPOSED:

PER CIDDS TABLE 4.4:

BUILD-TO-LINE - 0' SIDE YARDS - 7'-0"

REAR YARD -7'-0"

MAX HEIGHT ALLOWED

PER CIDDS TABLE 4.4: 40' ABOVE AEG

to the midpoint of the highest gable

PROPOSED: 39'-7" ABOVE AEG

PARKING

REQUIRED **VEHICULAR:**

1 per unit = 16

BICYCLE: 0.15 per bedroom = 42-0.15=(6.3)=7

MOTORCYCLE:

PROPOSED VEHICULAR: 29 BICYCLE:

BUILDING FRONTAGE

MOTORCYCLE:

MINIMUM REQUIRED 60% 126' @ 7TH AVE& 68' @ LOCUST PROPOSED 186' @ 7TH AVE& 92' @ LOCUST

COMMUNITY SPACES

REQUIRED:

INDIVIDUAL PRIVATE 48 SF per unit

PROPOSED: DECKS: 57SF, 65SF, 100 SF

BUILDING CLASSIFICATION

- A. OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENCE
- B. TYPE OF CONSTRUCTION:
- 1. AUTOMATIC SPRINKLERS PROVIDED X YES NO SPRINKLER SYSTEM TO BE A FLOW THRU SYSTEM
- 2. TYPE OF CONSTRUCTION: TYPE V.B

LEGEND:

BUILDING
IMPERVIO

FOOTPRINT

DUS PAVEMENT

LINE OF BUILDING ABOVE _____

> **BUILDING FOOTPRINT** PROPERTY LINE

> > **BUILT-TO LINE**

SETBACK LINE

PROJECT DESCRIPTION:

THE DEVELOPMENT PROPOSAL IS TO CONSTRUCT AN SIXTEEN-UNIT TOWNHOME PROJECT WITHIN THREE INDIVIDUAL BUILDINGS. A COMMON DRIVEWAY WILL RUN BETWEEN ALL THE BUILDINGS AND PROVIDE ACCESS TO PRIVATE GARAGES FOR EACH UNIT. FRONT ENTRIES TO EACH UNIT FACE OUTWARDS TOWARDS 7TH AVENUE LOCUST STREET, AND A PRIMARY THROUGH-BLOCK PASSAGE ALONG THE EAST PROPERTY LINE. ROW DEDICATION WILL BE REQUIRED IN ORDER TO

CONSTRUCT THE ASSOCIATED FRONTAGE IMPROVEMENTS ALONG NW LOCUST STREET AND 7TH AVENUE NW. THE TOWNHOMES WILL BE ACCESSED FROM 7TH AVE NW VIA A NEW DRIVEWAY WITHIN AN EASEMENT. THE PAVEMENT AREAS WILL BE TREATED FOR WATER QUALITY VIA MODULAR WETLANDS SYSTEMS (MWS) DESIGNED BY BIO CLEAN. PROPOSED ARE 19 ON-SITE NEW TREES.

PROJECT TEAM:

DRM PROPERTIES OWNER / CONTRACTOR:

MARK MCFADYEN 411 5TH ST ANACORTES, WA 98221

P: 206.755.6041 E: mark.drmproperties@gmail.com

ARCHITECT: MEDICI ARCHITECTS JENNIFER KIM, AIA

> 11711 SE 8TH ST, SUITE 100 BELLEVUE, WA 98005 P: 425-453-9298

E: jenn@mediciarchitects.com

CIVIL ENGINEER: KEITH LITCHFIELD

12840 81ST AVE NE KIRKLAND, WA 98034 P: 425.821.5038

E: ka.litchfield@frontier.com

GEOTECHNICAL ENGINEER: GEO GROUP NORTHWEST, INC WILLIAM CHANG

13240 NE 20TH STREET, STE 10

BELLEVUE, WA 98005

P: 425-649-8757

LANDSCAPE: **CRAIG LEWIS**

12610 NE 104TH ST KIRKLAND, WA 98033

P: 425.454.5723 E: craig@jgm-inc.com

SURVEYOR: **TERRANE**

EDWIN GREEN 10801 MAIN ST, SUITE 102

BELLEVUE, WA 98004 P: 425.458.4488 E: support@terrane.net

TRAFFIC: TRAFFEX

VINCENT J. GEGLIA

11410 N.E. 124TH ST., #590 KIRKLAND. WA 98034 P: 425.522.4118

FLOOR AREA PER BUILDING:

LOT SIZE:

24,898 SF BASE FAR ALLOWED: 1.25 (31,122 SF)

BUILDING #1

IRST FLOOR:	990 SF
SECOND FLOOR:	3,562 SF
HIRD FLOOR:	3,640 SF
ATTIC:	1,540 SF
OTAL:	9,732 SF
50.10 //0	

BUILDING #2

FIRST FLOOR: 1,675 SF 4,038 SF SECOND FLOOR: THIRD FLOOR: 4,548 SF 10,261 SF TOTAL:

BUILDING #3

FIRST FLOOR: 990 SF 3,562 SF **SECOND FLOOR:** THIRD FLOOR: 3,640 SF ATTIC: 1,540 SF 9,732 SF TOTAL:

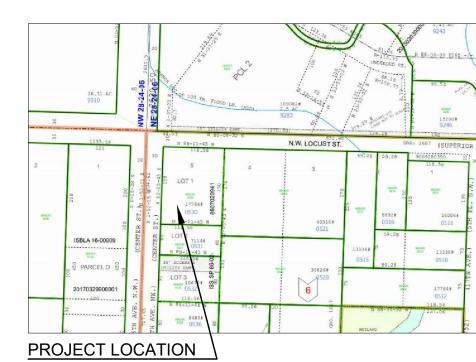
TOTAL FLOOR AREA: FAR PROPOSED:

29,725 SF 1.19



PROJECT LOCATION

VICINITY MAP



QT. SECT. MAP



TITLE SHEET

SIT E DIAGRAMS FLOOR PLANS - UNIT TYPE I

FLOOR PLANS - UNIT TYPE I A1.1

FLOOR PLANS - UNIT TYPE III&IV

A1.3 FLOOR PLANS - UNIT TYPE III&IV

A2.0 **ELEVATIONS** A2.1 **ELEVATIONS**

TRANSPARENCY DIAGRAMS

A3.0 PERSPECTIVES

CIVIL SHEET INDEX

C1 **COVER SHEET**

C2 TESC PLAN

SITE IMPROVEMENT PLAN STORMWATER AND BIOFILTRATION DETAILS

STANDARD NOTES

C6 STANDARD DETAILS - 1

STANDARD DETAILS - 2 STANDARD DETAILS - 3

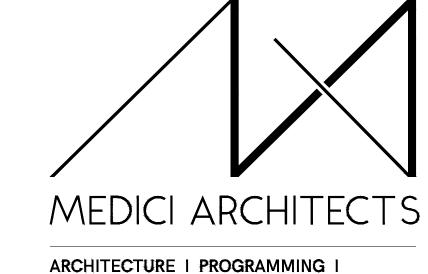
LANDSCAPE SHEET INDEX

L1.0 PLANTING PLAN L2.0 SITE DETAILS

L3.0 SITE DETAILS

SURVEY

TOPOGRAPHIC SURVEY INCLUDED LLA PLANS INCLUDED FOR REFERENCE



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11711 SE 8TH STREET, SUITE 100 BELLEVUE, WA 98005 TEL: (425) 453-9298

REGISTRATION:

DATE: INTAKE: ASDP20-00003 03-17-20 **REVISIONS:** DATE: 1. COMMENT LETTER 07-09-20 2. COMMENT LETTER 02-01-21

PROJECT / CLIENT:

683 NW LOCUST STREET

DRM PROPERTIES MARK MCFADYEN 411 5TH ST ANACORTES, WA 98221

P: (206) 755-6041 JOB ADDRESS:

683 NW LOCUST AVE ISSAQUAH

PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

TITLE SHEET

Drawn By: SJ Checked By: JK Owner Approval:

PHASE:

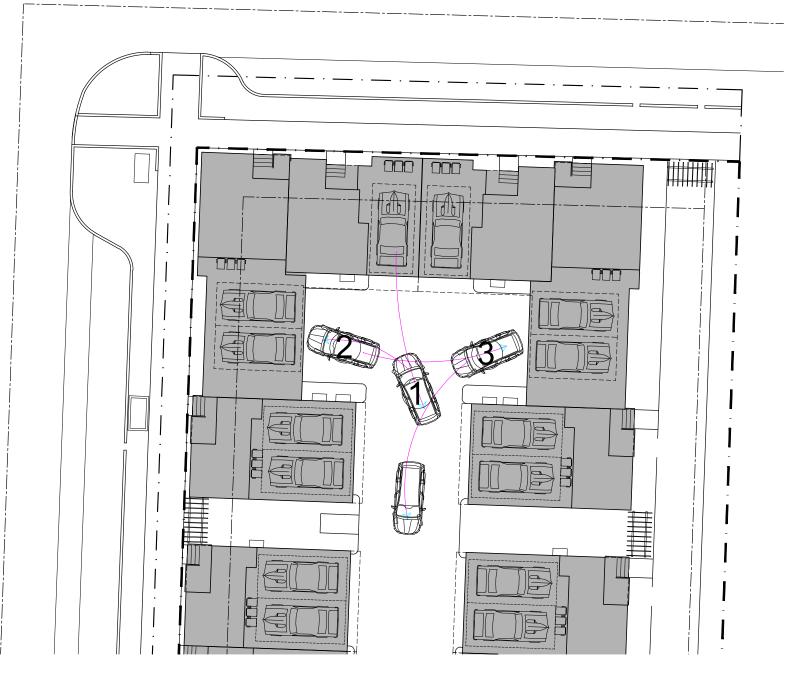
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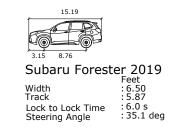
PROJECT No.: 2019 007

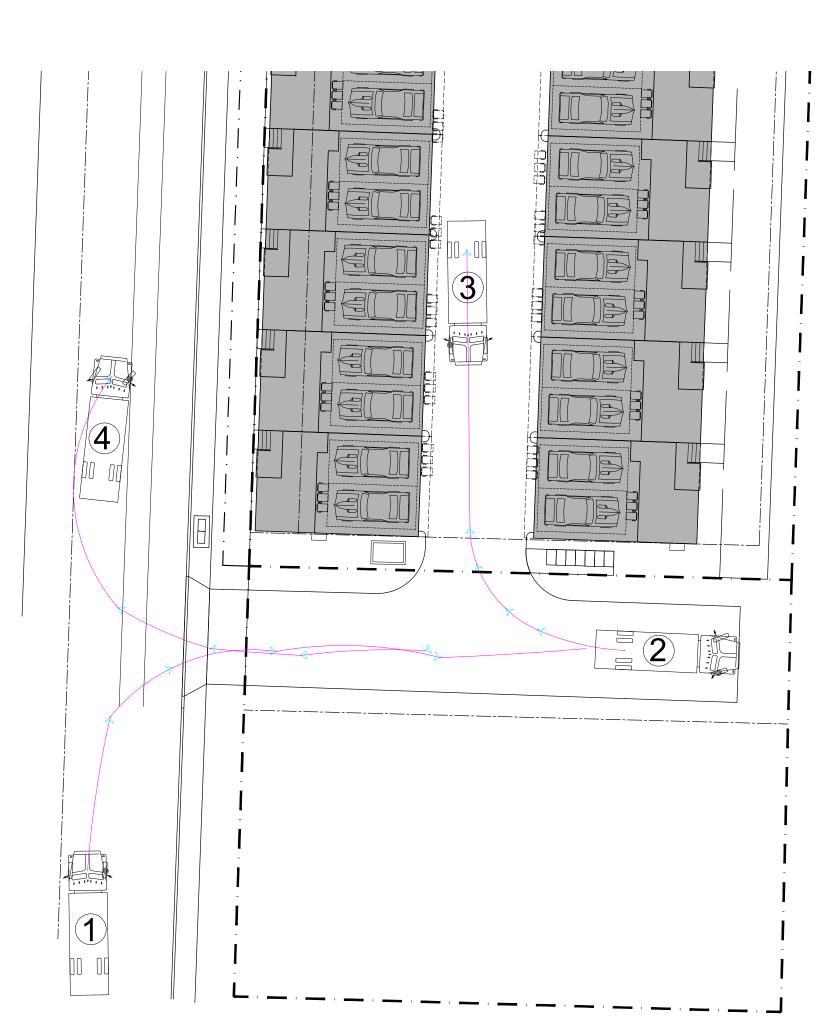
02-05-21 DATE:

A0.0



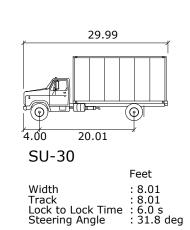


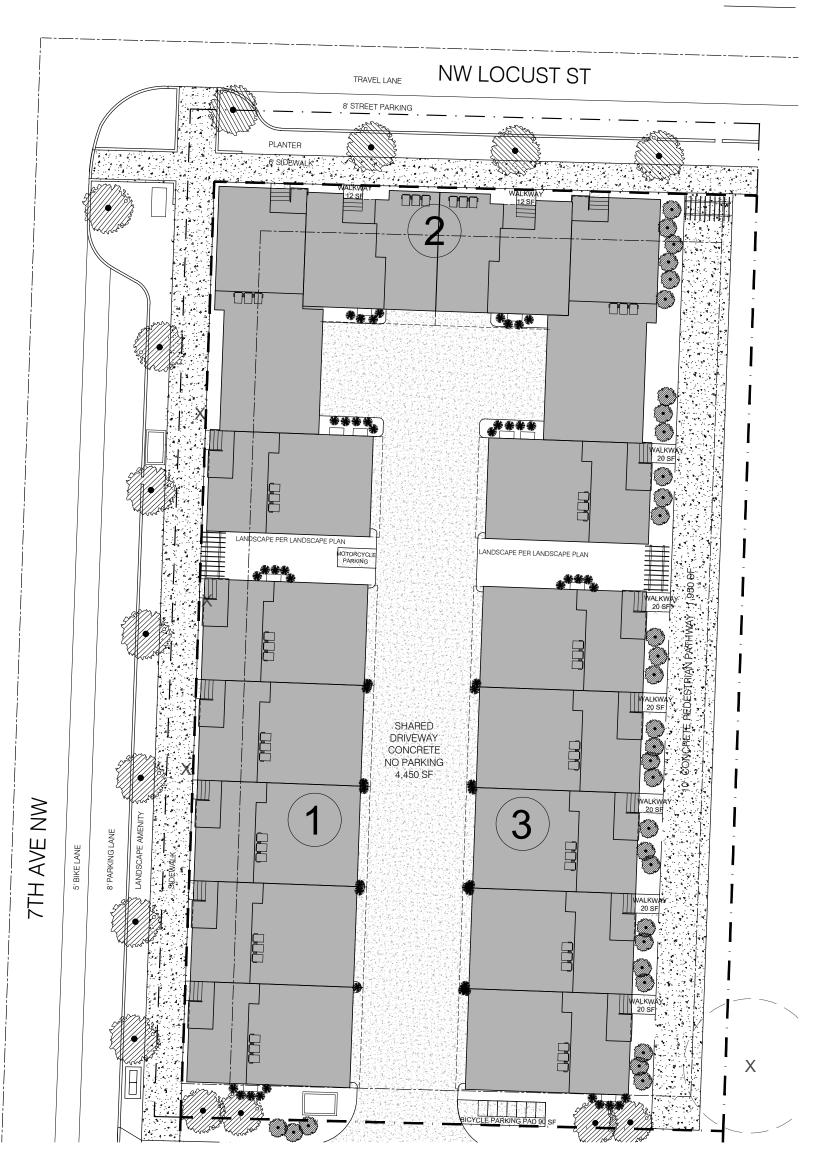




GARBAGE TRUCK

SCALE 1" = 20'





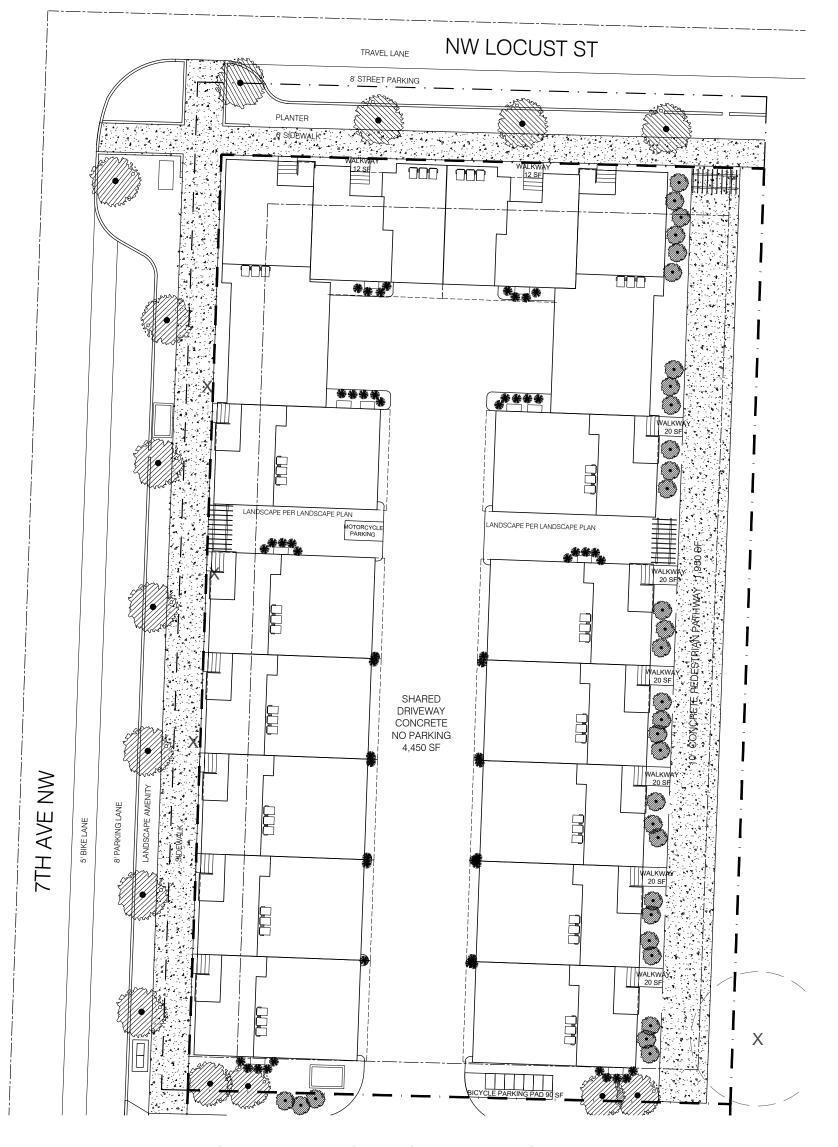
IMPERVIOUS SURFACE AREA DIAGRAM SCALE 1" = 20'

LEGEND:

	BUILDING FOOTPRINT
	IMPERVIOUS PAVEMENT
	LINE OF BUILDING ABOVE
	BUILDING FOOTPRINT
·	PROPERTY LINE
	SETBACK LINE BUILT-TO LINE

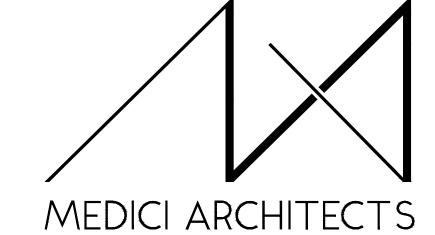
IMPERVIOUS SURFACE:

LOT SIZE:	24,898 SF
IMPERVIOUS SURFACE ALLOWED (80%)	19,918 SF
PER CIDDS TABLE 4.4	
BUILDINGS 1,2,3:	11,865 SF
SHARED DRIVEWAY:	4,450 SF
PEDESTRIAN PATHWAY:	1,950 SF
WALKWAYS:	175 SF
BICYCLE and MOTORCYCLE PARKING:	122 SF
TOTAL:	18,562 SF
	74.5%



PEDESTRIAN CIRCULATION PLAN

SCALE 1" = 20'



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	3.	
	4.	

PROJECT / CLIENT:

683 NW LOCUST STREET

DRM PROPERTIES
MARK MCFADYEN
411 5TH ST
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P: (206) 755-6041

JOB ADDRESS:

683 NW LOCUST AVE ISSAQUAH PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

TURNING DIAGRAMS IMPERVIOUS SURFACE DIAGRAM

Drawn By: SJ
Checked By: JK
Owner Approval:

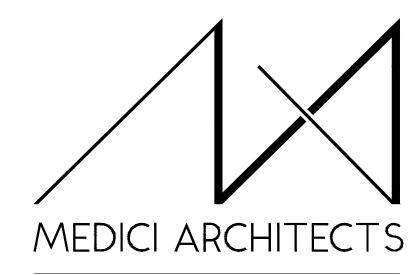
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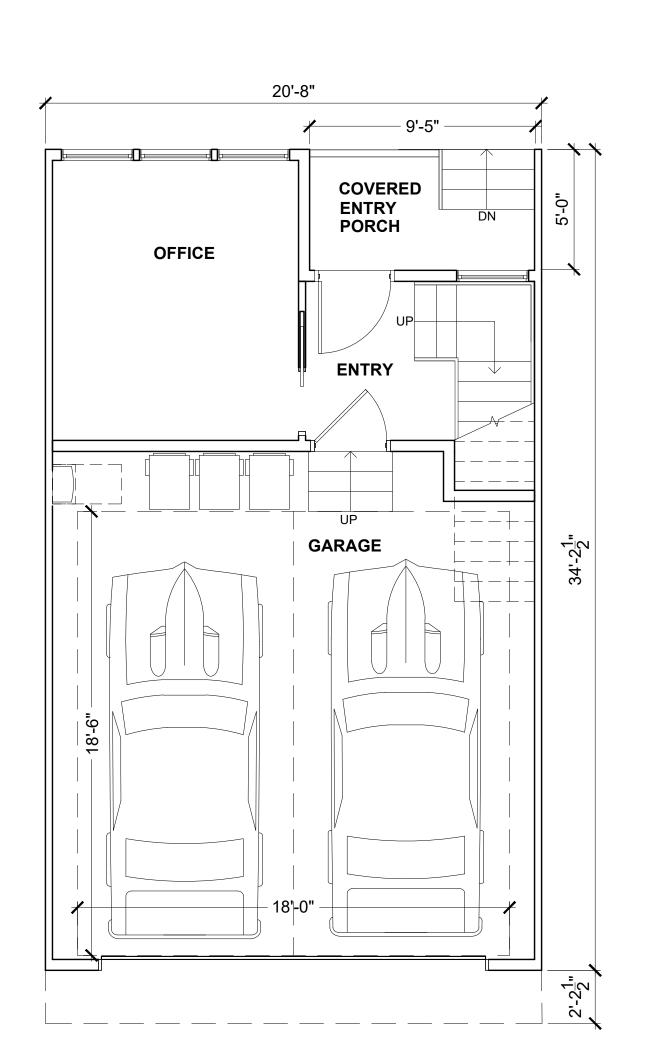
DATE: 02-05-21



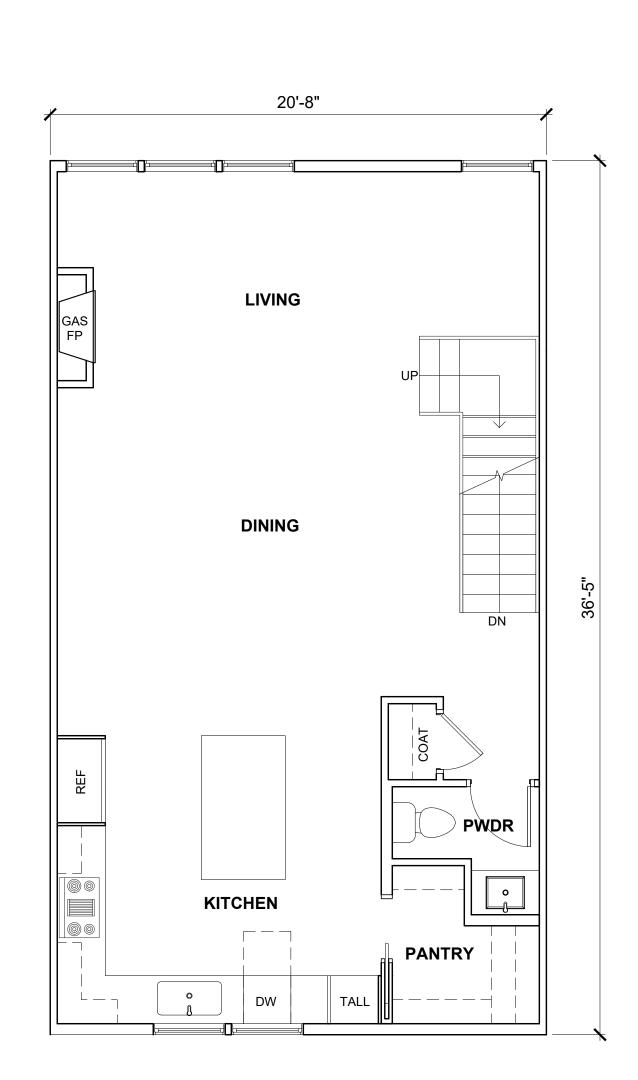
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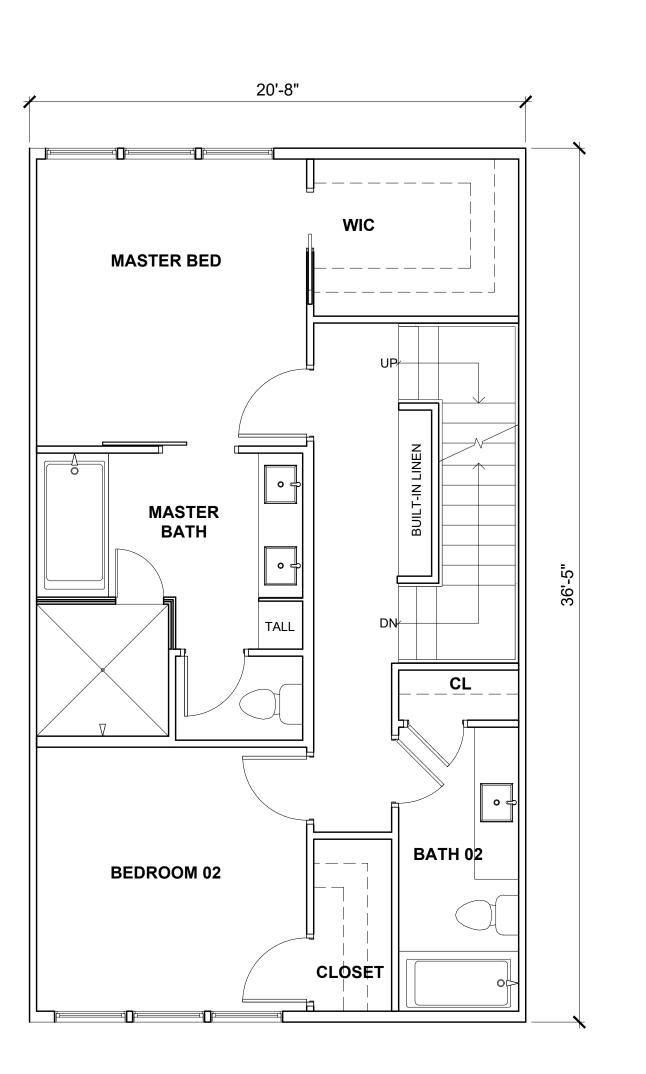






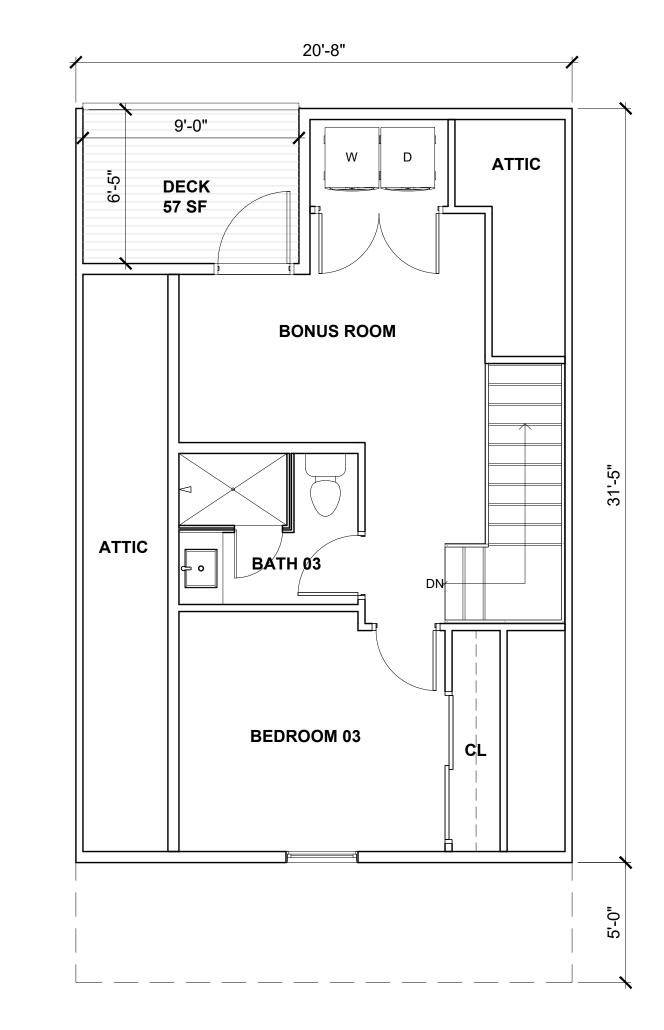
TYPE I | SECOND FLOOR

SCALE 1/4" = 1'-0"



TYPE I THIRD FLOOR

SCALE 1/4" = 1'-0"



TYPE | FOURTH FLOOR

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PROJECT / CLIENT:

683 NW LOCUST STREET DRM PROPERTIES

DRM PROPERTIES
MARK MCFADYEN
411 5TH ST
ANACORTES, WA 98221
P: (206) 755-6041

JOB ADDRESS:

683 NW LOCUST AVE ISSAQUAH PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

FLOOR PLANS UNIT TYPE I

Drawn By: SJ
Checked By: JK
Owner Approval:

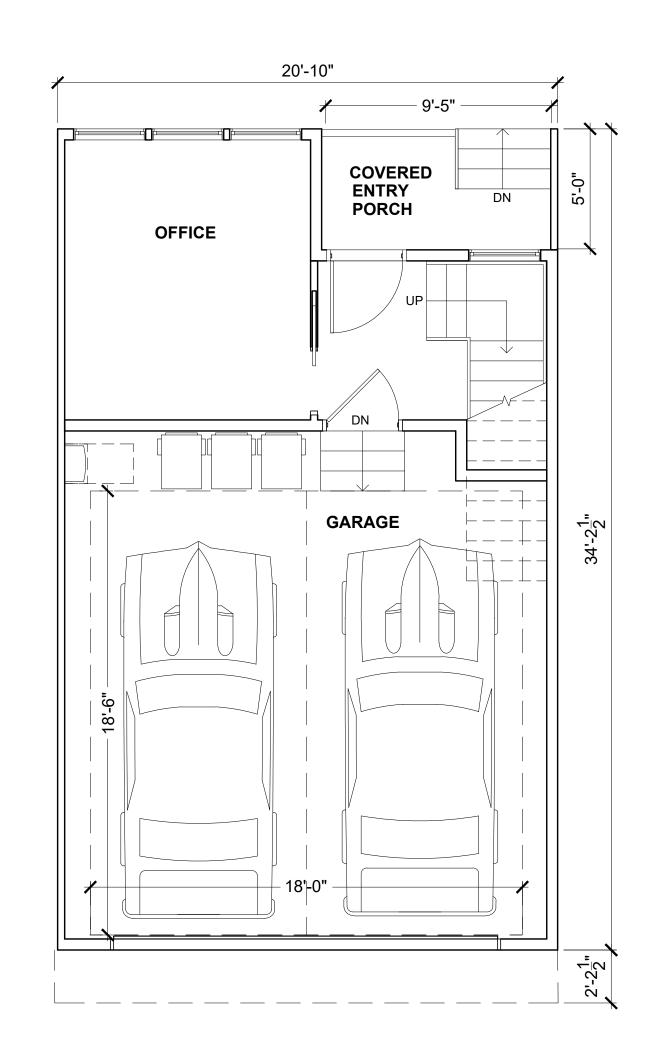
PHASE:

LAND USE

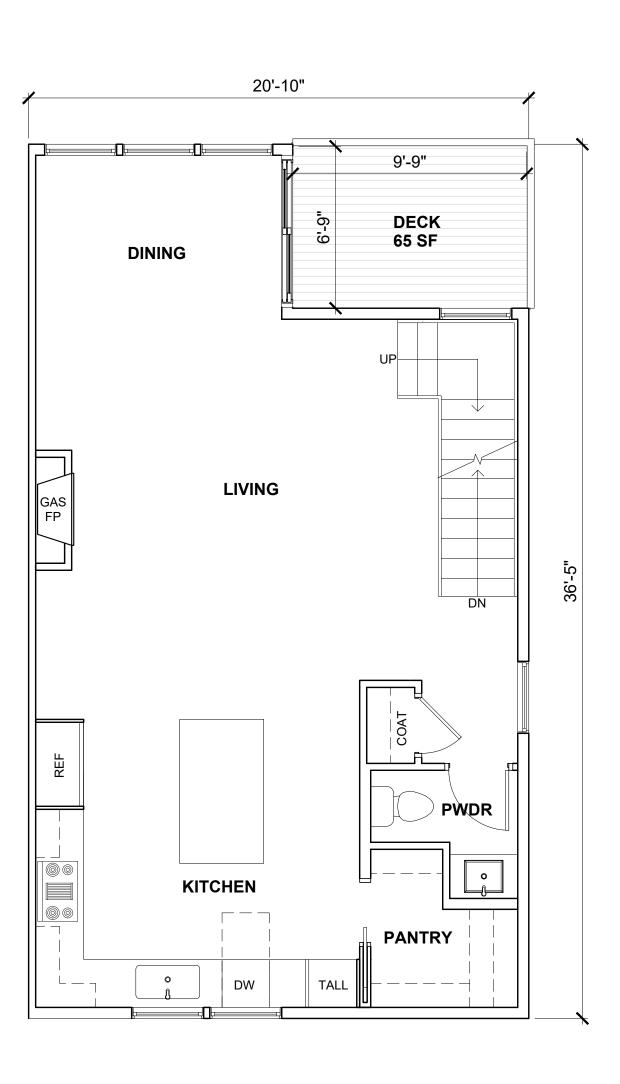
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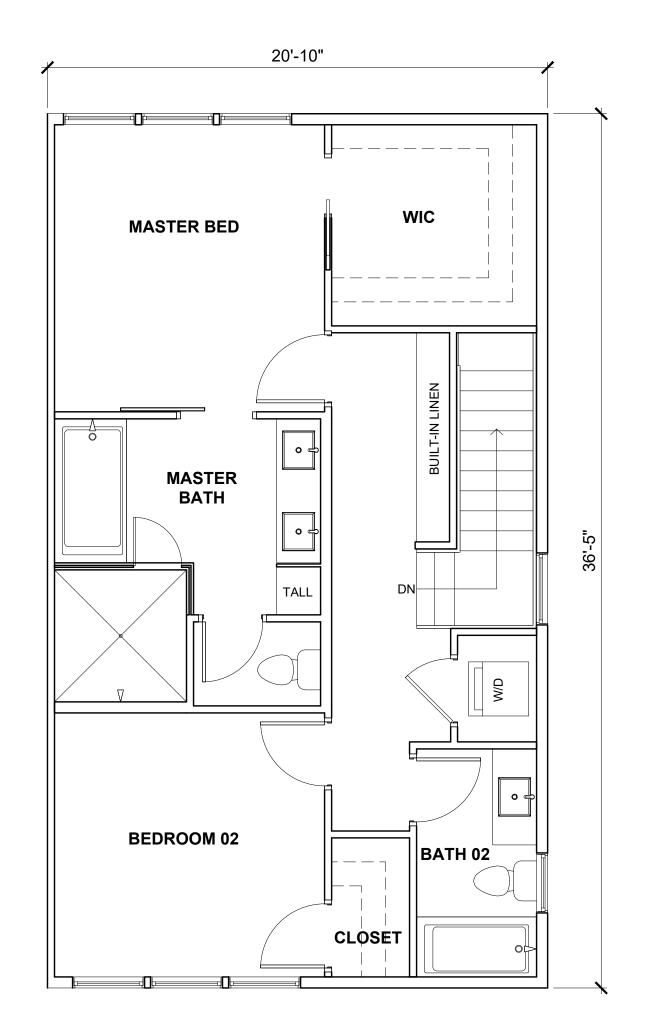






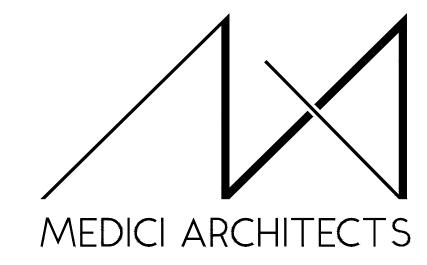
TYPE II | SECOND FLOOR

SCALE 1/4" = 1'-0"



TYPE II | THIRD FLOOR

SCALE 1/4" = 1'-0"



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PROJECT / CLIENT:

683 NW LOCUST STREET

DRM PROPERTIES MARK MCFADYEN 411 5TH ST ANACORTES, WA 98221 P: (206) 755-6041

JOB ADDRESS:

683 NW LOCUST AVE ISSAQUAH PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

FLOOR PLANS UNIT TYPE II

Drawn By: SJ Checked By: JK

Owner Approval:

PHASE:

LAND USE

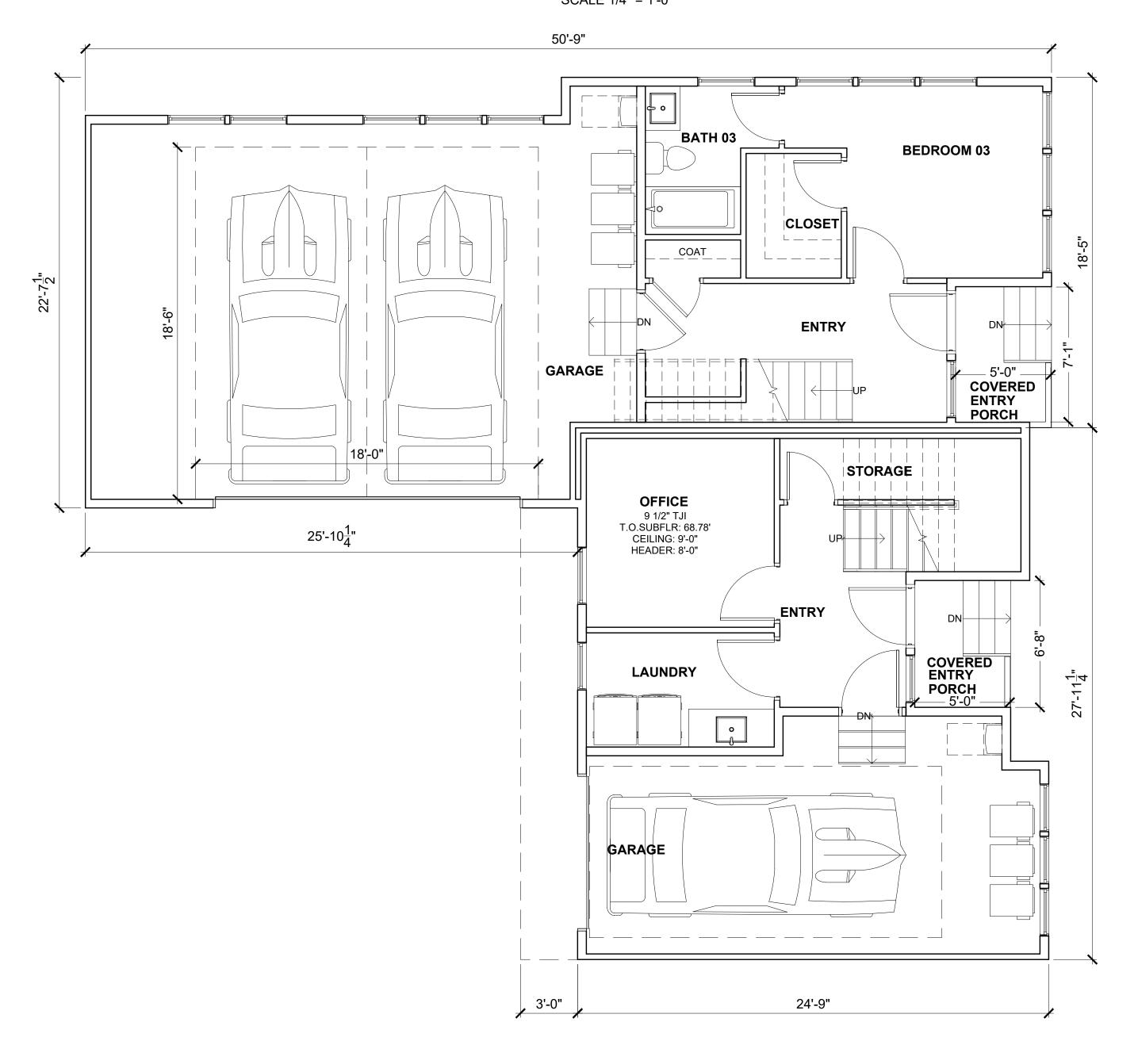
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DATE: 02-05-21

A1.1

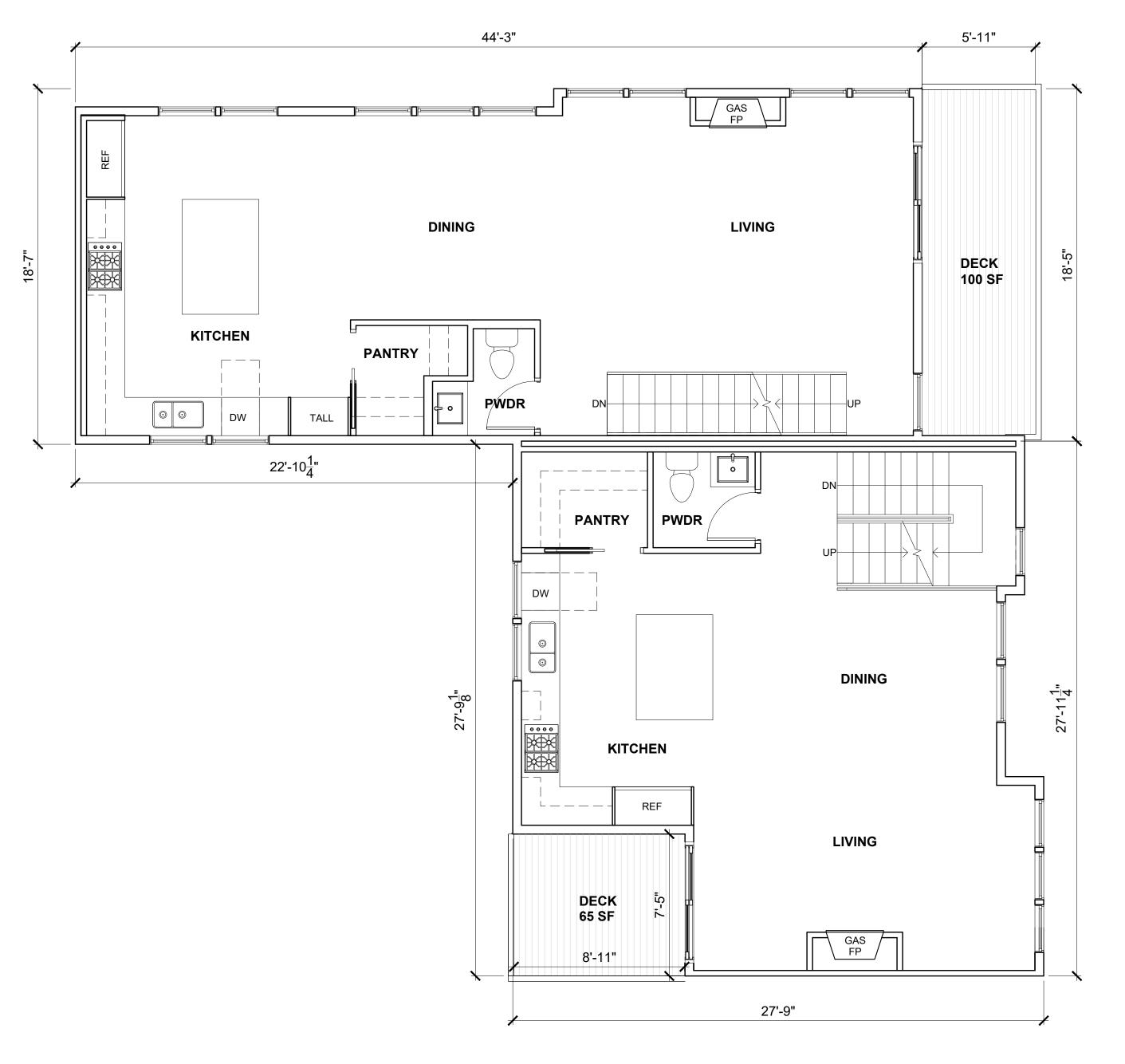
TYPE III | FIRST FLOOR SCALE 1/4" = 1'-0"



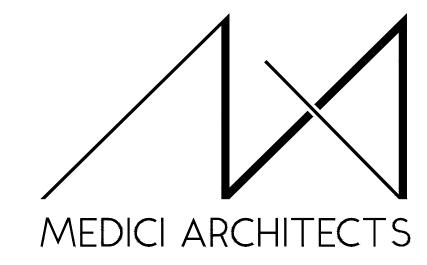
TYPE IV | FIRST FLOOR

SCALE 1/4" = 1'-0"

TYPE III | SECOND FLOOR SCALE 1/4" = 1'-0"



TYPE IV | SECOND FLOOR SCALE 1/4" = 1'-0"



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	4.	
	5.	

PROJECT / CLIENT:

683 NW LOCUST STREET

DRM PROPERTIES MARK MCFADYEN 411 5TH ST ANACORTES, WA 98221 P: (206) 755-6041

JOB ADDRESS:

683 NW LOCUST AVE ISSAQUAH PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

FLOOR PLANS UNIT TYPE III&IV

Drawn By: SJ Checked By: JK Owner Approval:

PHASE:

LAND USE

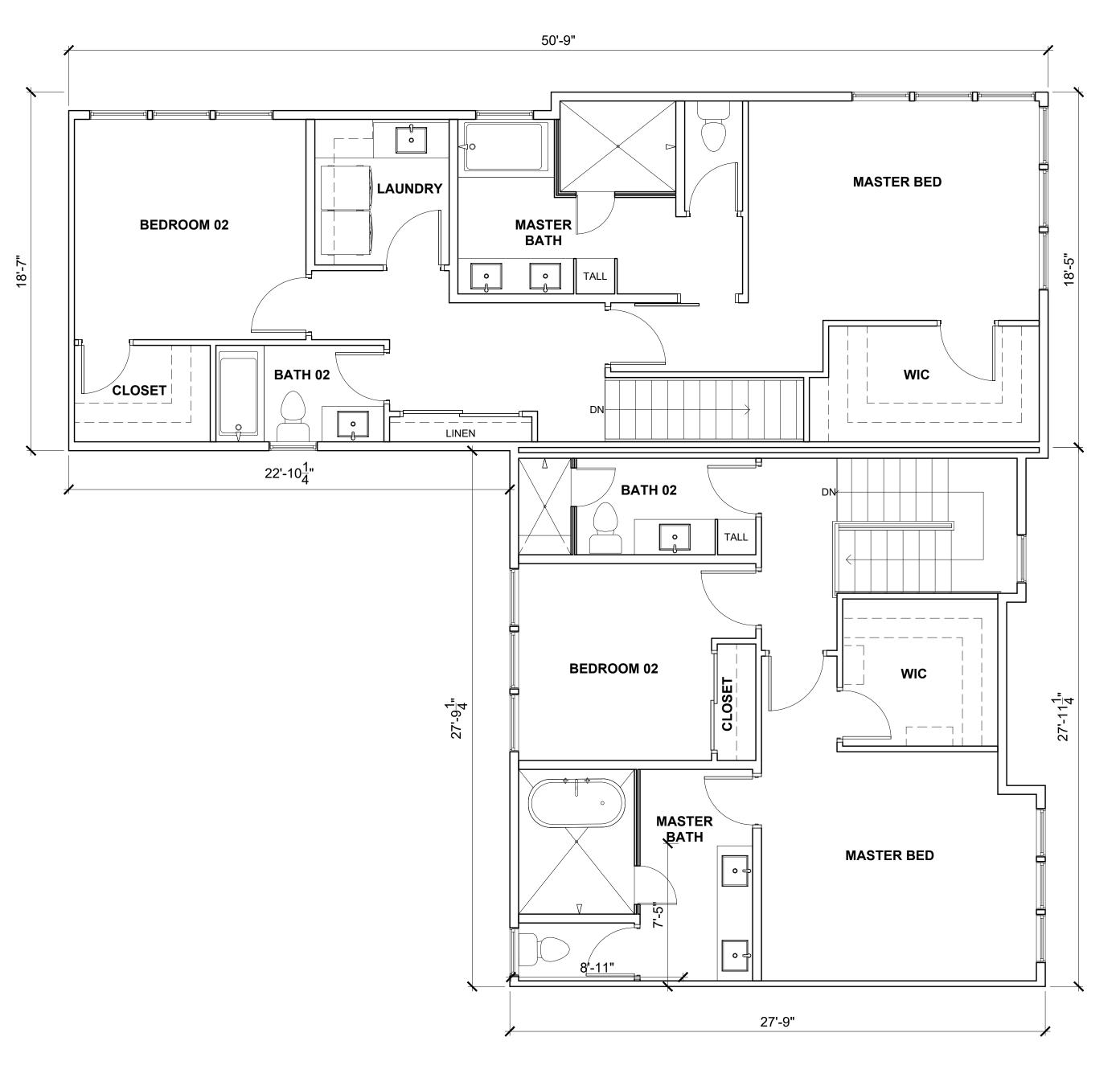
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A1.2

TYPE III THIRD FLOOR SCALE 1/4" = 1'-0"



TYPE IV | THIRD FLOOR

SCALE 1/4" = 1'-0"



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PROJECT / CLIENT:

683 NW LOCUST STREET

DRM PROPERTIES
MARK MCFADYEN
411 5TH ST
ANACORTES, WA 98221
P: (206) 755-6041

JOB ADDRESS:

683 NW LOCUST AVE ISSAQUAH PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

FLOOR PLANS UNIT TYPE III&IV

Drawn By: SJ
Checked By: JK
Owner Approval:

PHASE:

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A1.3



7TH AVE NW VIEW | WEST ELEVATIONS

20'

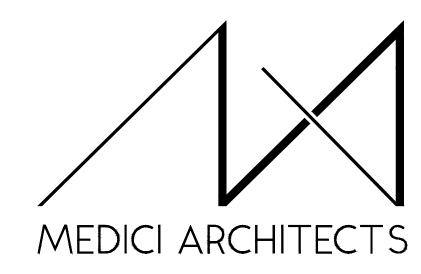


TOP OF ROOF 110.19' BASE BUILDING HEIGHT 106.73 ROOF MIDPOINT 106.34' EAVE LINE 102.5'
ATTIC TOP PLATE 3RD FLOOR FFE 88.88' ______2ND FLOOR FFE 78.83' 1ST FLOOR FFE 68.73'

BUILDING 2

THROUGH BLOCK PASSAGE VIEW | EAST ELEVATIONS

SCALE 1/8" = 1'-0"



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PROJECT / CLIENT:

683 NW LOCUST STREET

DRM PROPERTIES MARK MCFADYEN 411 5TH ST ANACORTES, WA 98221 P: (206) 755-6041

JOB ADDRESS:

683 NW LOCUST AVE ISSAQUAH PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

ELEVATIONS

Drawn By: SJ Checked By: JK Owner Approval:

PHASE:

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PROJECT No.: 2019 007 DATE:

02-05-21

A2.0







BUILDINGS 1&3 | NORTH ELEVATIONS
SCALE 1/8" = 1'-0"

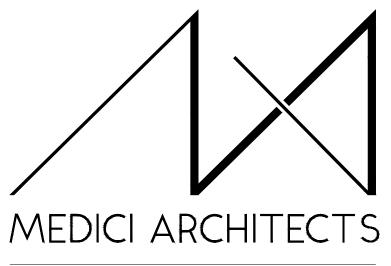
BUILDING 2 | SOUTH ELEVATIONS
SCALE 1/8" = 1'-0"



SHARED DRIVEWAY VIEW | BUILDINGS 1&3

SCALE 1/8" = 1'-0" 5' 10'

SCALE 1/8" = 1'-0"



ARCHITECTURE I PROGRAMMING ACCESSIBLE DESIGN | INTERIOR DESIGN www.mediciarchitects.com

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PROJECT / CLIENT:

683 NW LOCUST STREET

DRM PROPERTIES MARK MCFADYEN 411 5TH ST ANACORTES, WA 98221 P: (206) 755-6041

JOB ADDRESS:

683 NW LOCUST AVE ISSAQUAH PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

ELEVATIONS

Drawn By: SJ Checked By: JK Owner Approval:

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MEDICI ARCHITECTS

ARCHITECTURE | PROGRAMMING |
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JOB ADDRESS:

683 NW LOCUST AVE ISSAQUAH PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

TRANSPARENCY DIAGRAMS

Drawn By: SJ
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BUILDING 3 | EAST ELEVATION

SCALE 1/8" = 1'-0"

40% TRANSPERNCY REQUIRED PER

GROUND FLOOR @ 5': 524 SF

DOORS/WINDOWS: 239 SF

TRANSPARENCY: 45.6%

CIUD.2.3.4.2

SCALE 1/8" = 1'-0"

5' 10' 20'

A2.2

NOTE: 3D RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES

ONLY AND NOT TO BE USED FOR CONSTRUCTION.



AERIAL VIEW

SCALE: NTS



NW VIEW - LOCUST STREET - 7TH AVE

SCALE: NTS



NE VIEW - PEDESTRIAN PATH

SCALE: NTS



ADDRESS - LOCUST STREET

SCALE: NTS



SW VIEW - 7TH AVE

SCALE: NTS



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DRM PROPERTIES
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P: (206) 755-6041

JOB ADDRESS:

683 NW LOCUST AVE ISSAQUAH PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

PERSPECTIVES

Drawn By: SJ Checked By: JK Owner Approval:

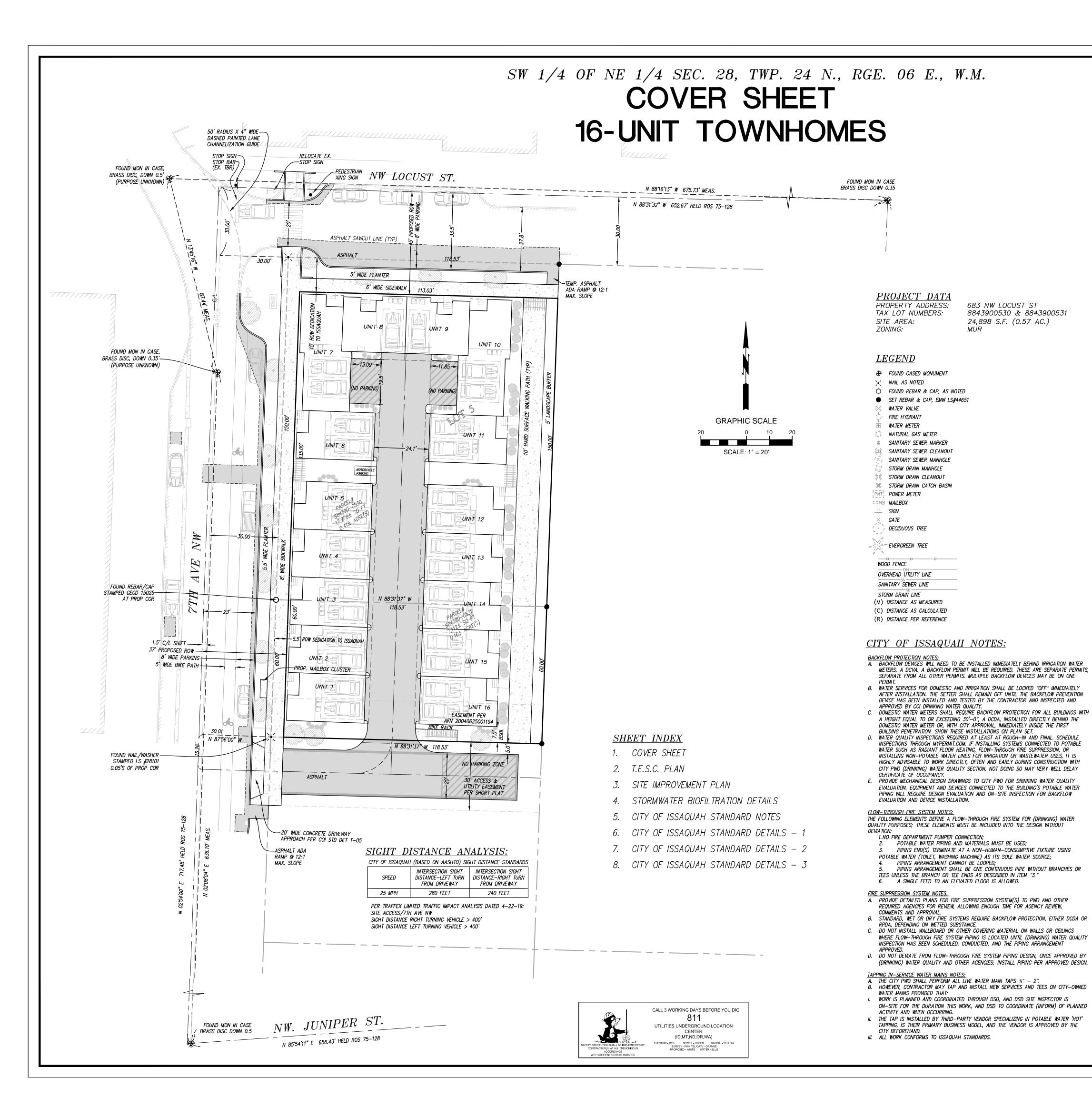
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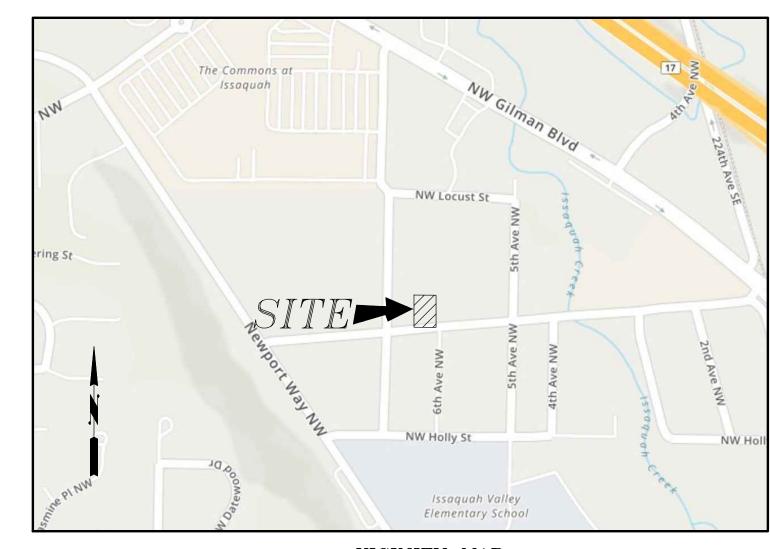
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DATE: 02-05-21





VICINITY MAP NOT TO SCALE

PROJECT CONTACTS

683 NW LOCUST ST

SEPARATE FROM ALL OTHER PERMITS. MULTIPLE BACKFLOW DEVICES MAY BE ON ONE

PIPING WILL REQUIRE DESIGN EVALUATION AND ON-SITE INSPECTION FOR BACKFLOW

PIPING END(S) TERMINATE AT A NON-HUMAN-CONSUMPTIVE FIXTURE USING

WHERE FLOW-THROUGH FIRE SYSTEM PIPING IS LOCATED UNTIL (DRINKING) WATER QUALITY

TAPPING, IS THEIR PRIMARY BUSINESS MODEL, AND THE VENDOR IS APPROVED BY THE

PIPING ARRANGEMENT SHALL BE ONE CONTINUOUS PIPE WITHOUT BRANCHES OR

POTABLE WATER PIPING AND MATERIALS MUST BE USED;

TEES UNLESS THE BRANCH OR TEE ENDS AS DESCRIBED IN ITEM "3."

THE CITY PWO SHALL PERFORM ALL LIVE WATER MAIN TAPS ¾" — 2".

ACTIVITY AND WHEN OCCURRING.

PIPING ARRANGEMENT CANNOT BE LOOPED;

6. A SINGLE FEED TO AN ELEVATED FLOOR IS ALLOWED.

APPROVED BY COI DRINKING WATER QUALITY.

✓ WATER VALVE FIRE HYDRANT

WATER METER

SANITARY SEWER MARKER

STORM DRAIN MANHOLE

STORM DRAIN CLEANOUT

🗏 STORM DRAIN CATCH BASIN

DECIDUOUS TREE

- EVERGREEN TREE

SIGN

SANITARY SEWER CLEANOUT SANITARY SEWER MANHOLE

8843900530 & 8843900531

24,898 S.F. (0.57 AC.)

OWNER/APPLICANT: DRM PROPERTIES LLC

411 5TH STREET ANACORTES, WA. 98221 (206) 755-6041

CONTACT: MARK McFADYEN

ARCHITECT: MEDICI ARCHITECTS 11711 SE 8TH STREET, SUITE 100

BELLEVUE, WA. 98005 (425) 453-9298 CONTACT: JENNIFER KIM, AIA

LITCHFIELD ENGINEERING CIVIL ENGINEER: 12840 81ST AVE NE

KIRKLAND, WA 98034

(425) 821-5038 CONTACT: KEITH LITCHFIELD, PE

GEOGROUP NORTHWEST, INC. **GEOTECHNICAL** 13240 NE 20TH STREET, SUITE 10 ENGINEER BELLEVUE, WA 98005 (425) 649-8757

CONTACT: WILLIAM CHANG, PE

TRAFFIC ENGINEER: TRAFFEX

11410 NE 124TH STREET, #590 KIRKLAND. WA 98034

(425) 522-4118 CONTACT: LARRY HOBBS, PE

WETLAND ALTMANN OLIVER ASSOCIATES

35625 NE 80TH STREET CONSULTANT: CARNATION, WA 98014 (425) 333-4535 CONTACT: JOHN ALTMANN

SURVEYOR: TERRANE LAND SURVEYING, INC 10801 MAIN STREET, SUITE 102 BELLEVUE, WA. 98004

> (425) 458-4488 CONTACT: EDWIN J. GREEN, JR, PLS

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY'S GUARANTEE NO. 5003353-2435207)

LOT 1 AND 2 OF CITY OF ISSAQUAH, SHORT PLAT NO. SP-86-02, RECORDED JULY 2, 1986 UNDER RECORDING NO. 8607020941. RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARING

ACCEPTED A BEARING OF N44°05'29"E PER ROS 75/128

VERTICAL DATUM NAVD 88 PER GPS OBSERVATION

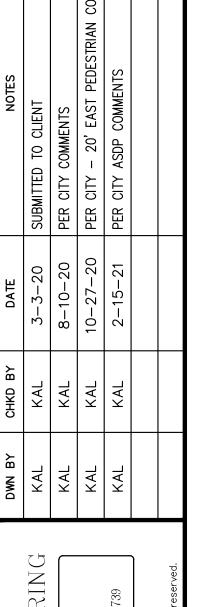
SURVEY REFERENCES

1. PLAT OF HERBERTS UPPER'S SECOND ADDITION, VOLUME 21, PAGE 4

2. RECORD OF SURVEY VOLUME 75 PAGE 128, REC# 9008309004

SURVEY NOTES

- 1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- 2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
- 4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN
- 5. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5—SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.



A

IR SHEET
TOWNHOMES
SCUST STREET
MAFADYEN
ANACORTES, WA. 987 -16 683

> SHEET 1 of 8

EROSION & SEDIMENT CONTROL NOTES

- 1. THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
- A. CONDUCT PRE-CONSTRUCTION MEETING.
- B. FLAG OR FENCE CLEARING LIMITS.
 C. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
- D. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
 E. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- F. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- G. CONSTRUCT SEDIMENT PONDS AND TRAPS. H. GRADE AND STABILIZE CONSTRUCTION ROADS.
- I. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT
- J. MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY OF
- ISSAQUAH STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

 K. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO
 THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL
- IS ALWAYS IN ACCORDANCE WITH THE CITY TESC MINIMUM REQUIREMENTS.

 L. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD
 FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
- M. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
- N. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
 O. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE
 STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.
- 2. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF ISSAQUAH STANDARDS AND SPECIFICATIONS.
- 3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- 4. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- 5. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- 6. A COPY OF THE APPROVED ESC PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- 7. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT—LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
- 8. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF ISSAQUAH INSPECTOR.
- 9. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE
- 10. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON—RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.
- 11. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
- 12. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- 13. ALL DENUDED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:
 - MAY 1 TO SEPTEMBER 30 SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.
 - OCTOBER 1 TO APRIL 30 SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
 - STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR PREDICTED RAIN EVENT.
- 14. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
- 15. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".
- 16. ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION
 EASEMENTS (NGPE) SHALL HAVE A 6' HIGH TEMPORARY CONSTRUCTION
 FENCE (CHAIN LINK WITH PIER BLOCKS) SEPARATING THE LOT (OR
 BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE
 NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND
 REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL.

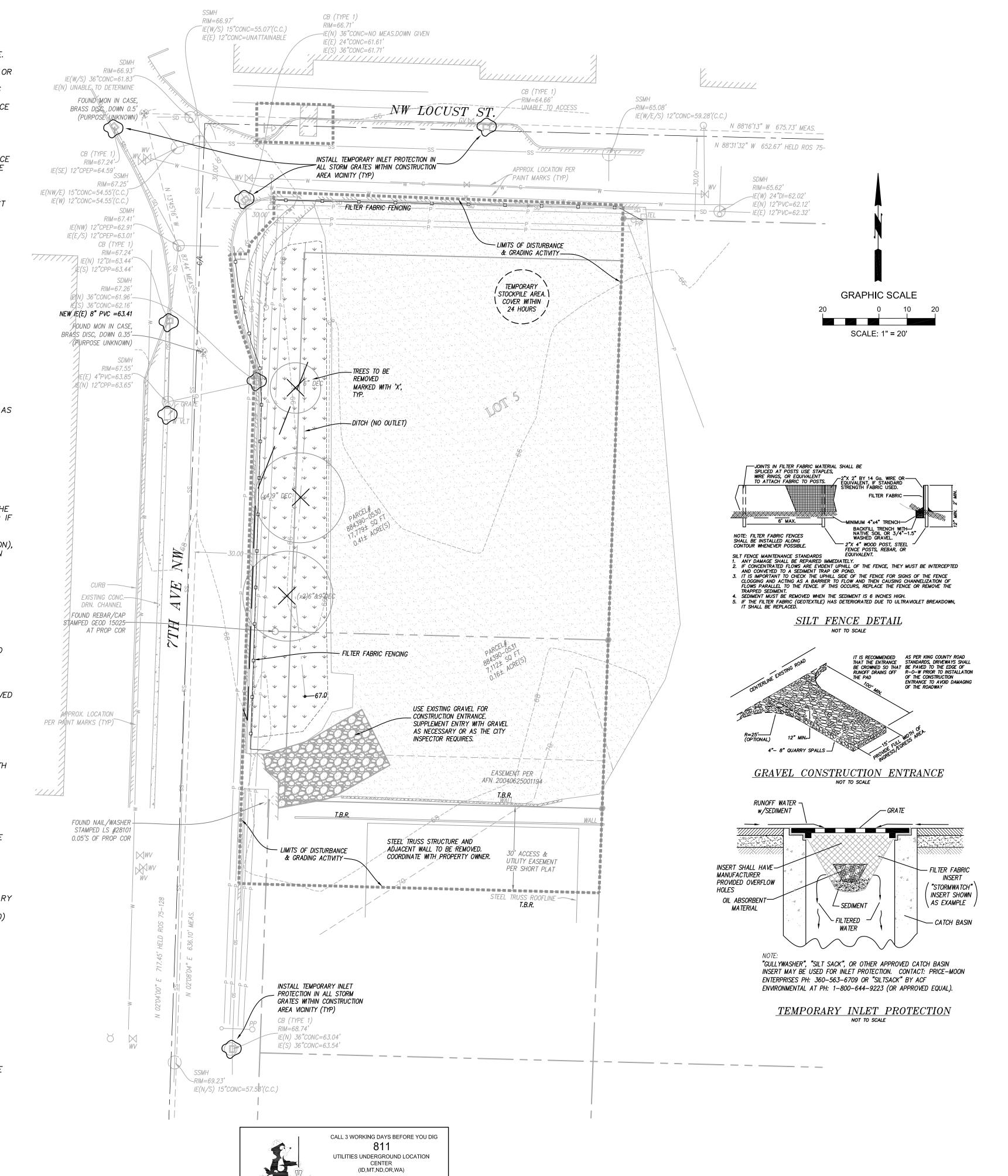
- 17. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6-FT. HIGH CHAIN LINK FENCE ADJACENT THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.
- 18. OFF—SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.
- 19. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 1"-2" ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON THE SITE.
- 20. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.
- 21. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.
- 22. AT NO TIME SHALL MORE THAN 1' OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT—LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- 23. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.
- 24. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.
- 25. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF ISSAQUAH. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE—QUARTER DEPTH.
- 26. PRIOR TO OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.
- 27. ANY AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT (INCLUDING A 5-FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE PRIOR TO CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT SOIL CIMPACTION AND SILTATION BY CONSTRUCTION ACTIVITIES.
- 28. IF THE TEMPORARY CONSTRUCTION ENTRANCE IS LOCATED IN THE SAME AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT, 6" OF SEDIMENT BELOW THE GRAVEL CONSTRUCTION ENTRANCE SHALL BE REMOVED PRIOR TO INSTALLATION OF THE INFILTRATION FACILITY OR PERVIOUS PAVEMENT (TO REMOVE FINES ACCUMULATED DURING CONSTRUCTION).
- 29. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION. CATCH BASINS DIRECTLY DOWNSTREAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A "STORM DRAIN PROTECTION INSERT" OR EQUIVALENT.
- 30. IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS.
- 31. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.
- 32. CONSTRUCTION DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN ISSAQUAH STANDARDS. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25NTU, AND NOT CONSIDERED A PROHIBITED DISCHARGE. TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT FROM KING COUNTY INDUSTRIAL WASTE PROGRAM (206–263–3000) AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR.

EXISTING UTILITY NOTE

LOCATION OF EXISTING UTILITIES SHOWN, IF ANY, IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

SURVEY NOTE

EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, BASED UPON INFORMATION FURNISHED BY TERRANE LAND SURVEYING, INC.. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, LITCHFIELD ENGINEERING CANNOT ENSURE THE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF DATA/INFORMATION PROVIDED BY OTHERS, OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.



JOB No.

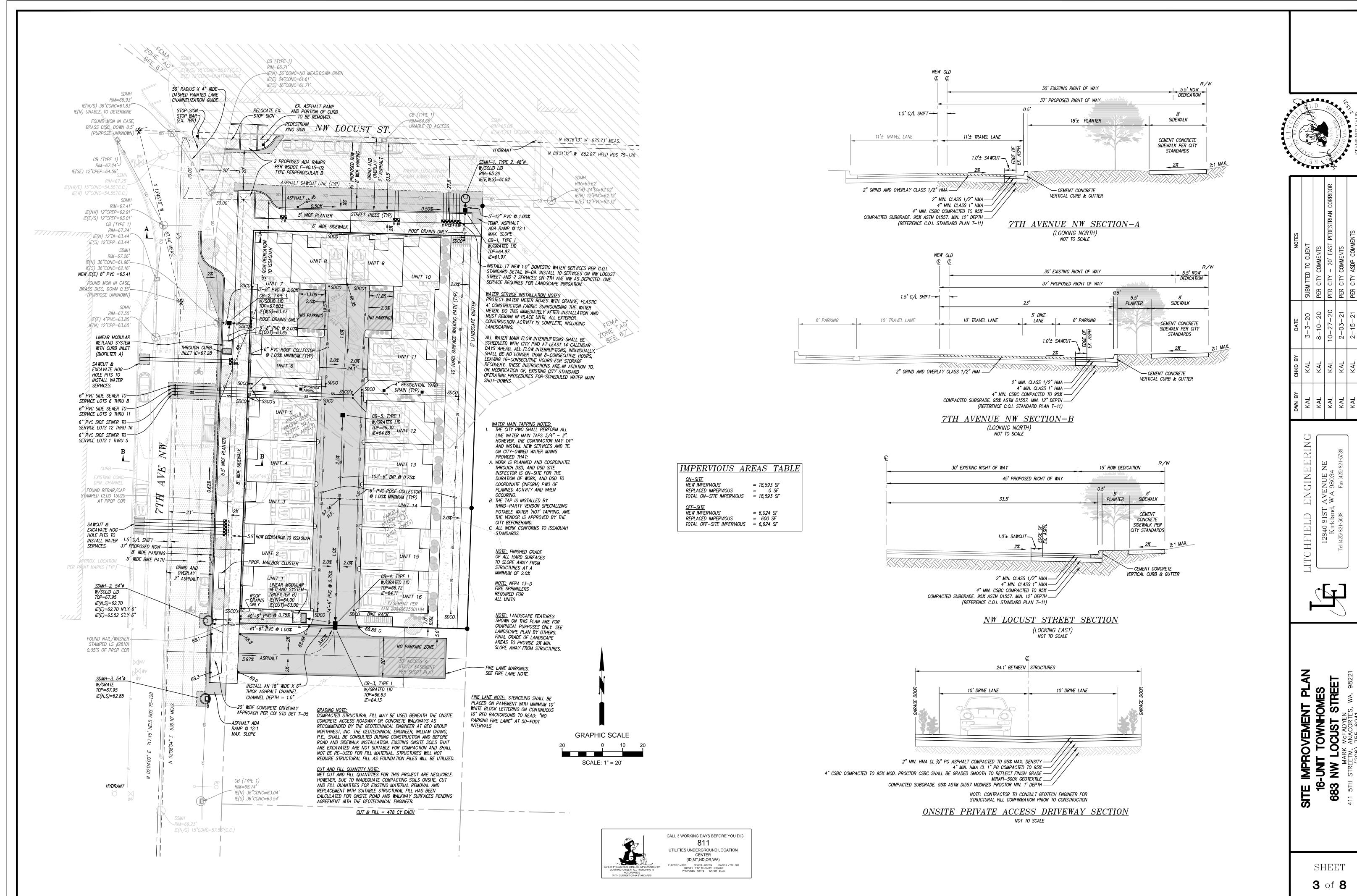
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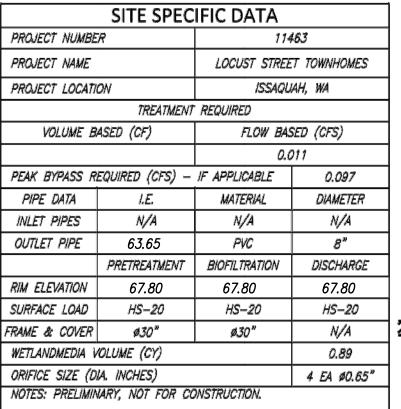
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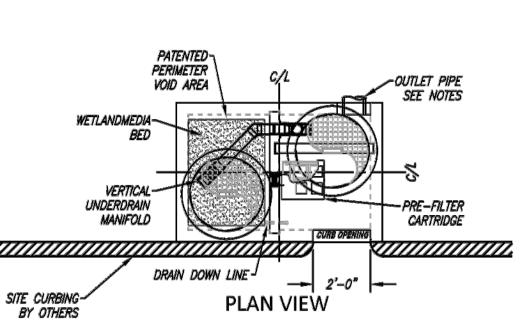
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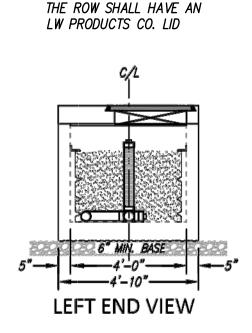
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SHEET









NOTE: PER COI STD DETAIL

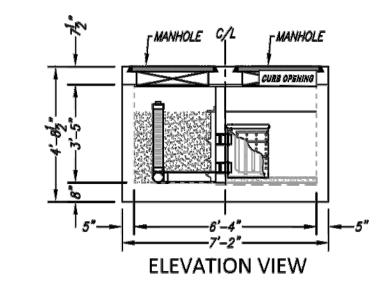
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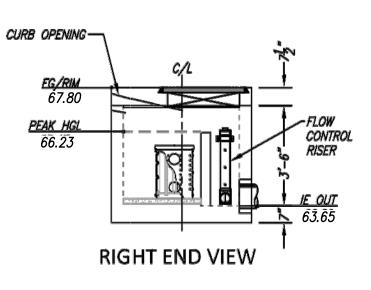
BIOFILTER

INSTALLATION NOTES

- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
- ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
- . DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION. **GENERAL NOTES**

MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.





TREATMENT FLOW (CFS)

OPERATING HEAD (FT)

INTERNAL BYPASS DISCLOSURE:

THE DESIGN AND CAPACITY OF THE PEAK CONVEYANCE METHOD TO BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD. HGL(S) AT PEAK FLOW SHALL BE ASSESSED TO ENSURE NO UPSTREAM FLOODING. PEAK HGL AND BYPASS CAPACITY SHOWN ON DRAWING ARE USED FOR GUIDANCE ONLY.

CAPACITY SHOWN ON DRAW!	NG ARE USED FOR GUIDANCE ONLY.	
THE PRODUCT DESCRIBED MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 7,425,262: 7,470,362; 7,674,378; 8,303,818; RELATED FOREIGN PATENTS OR OTHER PATENTS PENDING	PROPRIETARY AND CONFIDENTIAL: THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF MODULAR WETLANDS SYSTEMS, ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF MODULAR WETLANDS SYSTEMS IS PROHIBITED.	Bio Clea

WETLAND MEDIA LOADING RATE (GPM/SF) 1.0 MWS-L-4-6.33-3'-5"-C-UG STORMWATER BIOFILTRATION SYSTEM STANDARD DETAIL

PRETREATMENT LOADING RATE (GPM/SF)

0.052

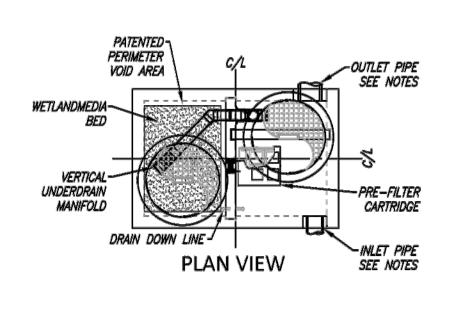
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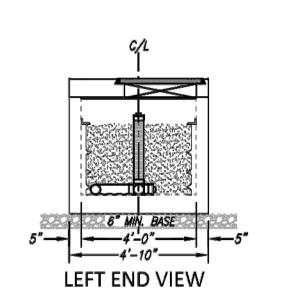
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	SITE SPEC	IFIC DATA		
PROJECT NUMBE	R	11-	463	
PROJECT NAME		LOCUST STREET TOWNHOMES		
PROJECT LOCATI	ON	ISSAQL	IAH, WA	
STRUCTURE ID		ONSITE		
	TREATMENT	REQUIRED		
VOLUME B	ASED (CF)	FLOW BAS	SED (CFS)	
		0.0	136	
PEAK BYPASS R	EQUIRED (CFS) —	IF APPLICABLE	0.118	
PIPE DATA	1.E.	MATERIAL	DIAMETER	
INLET PIPES	64.00	PVC	6"	
OUTLET PIPE	63.00	PVC	6"	
	PRETREATMENT	BIOFILTRATION	DISCHARGE	
RIM ELEVATION	67.00	67.00	67.00	
SURFACE LOAD	HS-20	HS-20	HS-20	
FRAME & COVER	ø30"	ø30"	N/A	

0.89

4 EA Ø0.65"





RIGHT END VIEW

TREATMENT FLOW (CFS)

OPERATING HEAD (FT)

PRETREATMENT LOADING RATE (GPM/SF)

BIOFILTER

INSTALLATION NOTES

WETLANDMEDIA VOLUME (CY)

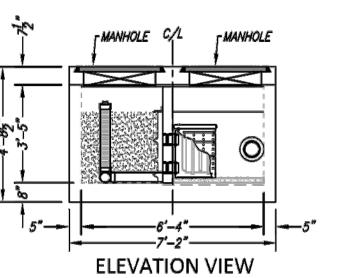
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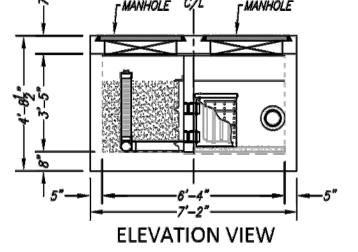
NOTES: PRELIMINARY, NOT FOR CONSTRUCTION.

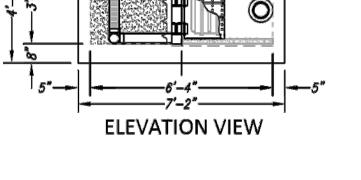
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT. Unit must be installed on level base. Manufacturer
- RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK
- GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE. DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.

GENERAL NOTES

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CAPACITY SHOWN ON DRAWING ARE USED FOR GUIDANCE ONLY. THE PRODUCT DESCRIBED MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 7,422,262; 7,470,362; 7,674,378; 8,303,818; RELATED FOREIGN PATENTS OR OTHER PATENTS PENDING THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF MODULAR WETLANDS SYSTEMS, ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF MODULAR WETLANDS SYSTEMS IS PROHIBITED.



<u> 67.00</u>

65.58

WETLAND MEDIA LOADING RATE (GPM/SF) 1.0 MWS-L-4-6.33-3'-5"-V-UG STORMWATER BIOFILTRATION SYSTEM STANDARD DETAIL

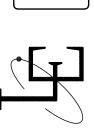
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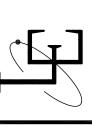
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1.8

	DWN BY	CHKD BY	DATE	NOTES
RING	KAL	KAL	8-10-20	NEW SHEET ADDED
	KAL	KAL	10-27-20	10-27-20 PER CITY - 20' EAST PEDESTRIAN CORRIDOR
	KAL	KAL	1-29-21	UPDATED BIOCLEAN DATA
5739	KAL	KAL	2-03-21	PER CITY COMMENTS
	KAL	KAL	2-15-21	PER CITY ASDP COMMENTS
reserved.				

AVE WA





RMWATER 16-UN 683 NW

SHEET

4 of **8**

GENERAL NOTES

- 1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- 2. ALL ROADWAY WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT APWA AND CITY OF ISSAQUAH STANDARDS AND SPECIFICATIONS.
- 3. ALL PUBLIC ROADWAYS SHALL BE CONSTRUCTED OF 2" CLASS "B" AC PAVING ON 4" ASPHALT—TREATED BASE (ATB), UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- 4. A COPY OF THE APPROVED ROADWAY PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- 5. DENSITY TEST REPORTS WILL BE REQUIRED FOR ALL PUBLIC ROADWAYS AND ALL PRIVATE ROADWAYS WITHIN PLATS. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT
- 6. ALL COMMERCIAL AND RESIDENTIAL DRIVEWAYS MUST CONFORM TO THE CITY OF ISSAQUAH DEPARTMENT OF PUBLIC WORKS DRIVEWAY POLICY.
- 7. ALL CONCRETE FOR SIDEWALKS AND CURB AND GUTTER MUST BE 4,000 PSI MINIMUM. (5-3/4 SACK MIX.)
- 8. IN THE CASE OF NEW ROAD CONSTRUCTION OR RECONSTRUCTION REQUIRING MAILBOXES TO BE MOVED OR REARRANGED, THE DEVELOPER/CONTRACTOR SHALL COORDINATE WITH THE U.S. POSTAL SERVICE FOR THE NEW LOCATION OF THE MAILBOX STRUCTURE.
- 9. ANY ROADWAY SIGNAGE OR STRIPING REMOVED OR TEMPORARILY MOVED BY THE CONTRACTOR SHALL BE RESTORED SO AS TO MEET THE CURRENT CITY OF ISSAQUAH STANDARDS.
- 10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY TRAFFIC CONTROL TO ENSURE TRAFFIC SAFETY DURING CONSTRUCTION ACTIVITIES. THEREFORE, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK IN THE RIGHT—OF—WAY. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) OR AS MODIFIED BY THE TRAFFIC ENGINEER.
- 11. WHERE A SIDEWALK IS TO BE CONSTRUCTED ABOVE A SLOPE OR ADJACENT TO A ROCKERY OR RETAINING WALL WHERE THE LOWEST FINISHED ELEVATION OF THE SLOPE, ROCKERY, OR RETAINING WALL IS TO BE THIRTY INCHES (30") OR MORE BELOW THE FINISHED ELEVATION OF THE SIDEWALK, A SAFETY RAILING SHALL BE REQUIRED WHEN: (A) THE PLANE OF THE WALL FACE IS LESS THAN 4' IN HORIZONTAL DISTANCE FROM THE OUTSIDE EDGE OF THE SIDEWALK; (B) THE SLOPES ADJACENT TO THE SIDEWALK AVERAGE GREATER THAN TWO TO ONE.
- 12. THE MAXIMUM GRADE FOR PRIVATE ROADWAYS SHALL BE TWENTY PERCENT (20%), OR FIFTEEN PERCENT (15%) IF USED FOR FIRE ACCESS. FOR PUBLIC ROADWAYS, THE MAXIMUM GRADE SHALL BE FIFTEEN PERCENT (15%)
- 13. DEAD—END STREETS SHALL BE APPROPRIATELY SIGNED AND BARRICADED. SEE MOST CURRENT EDITION OF THE MUTCD.
- 14. SIDEWALK AND CURB AND GUTTER CANNOT BE POURED MONOLITHICALLY. THERE MUST BE A COLD JOINT OR FULL—DEPTH EXPANSION JOINT BETWEEN THEM.
- 15. MEASURES SHALL BE TAKEN BY THE DEVELOPER TO PROVIDE GROUND COVER IN AREAS WITHIN THE RIGHT—OF—WAY WHICH HAVE BEEN STRIPPED OF NATURAL VEGETATION OR HAVE A POTENTIAL FOR EROSION.
- 16. THE DEVELOPER SHALL COORDINATE WITH PUGET POWER FOR THE DESIGN AND INSTALLATION OF STREET LIGHTS ON ALL NEWLY—CREATED PUBLIC ROADWAYS AND EXISTING ROADWAYS.
- 17. WHEN AN EXISTING ROADWAY IS TO RECEIVE A HALF-STREET OVERLAY, THE EXISTING ROADWAY MUST BE COLD PLANED AT THE EDGE OF THE GUTTER AND CENTERLINE. WHEN THE EXISTING ROADWAY IS TO RECEIVE A FULL-STREET OVERLAY, IT MUST BE COLD PLANED AT THE EDGE OF BOTH GUTTERS.
- 18. ALL NEW SIGNS REQUIRED IN THE PUBLIC RIGHT-OF-WAY MUST BE PURCHASED FROM, AND INSTALLED BY, THE CITY OF ISSAQUAH PUBLIC WORKS DEPARTMENT.
- 19. WHEN INSTALLING NEW SIDEWALK, THE AREA BEHIND THE SIDEWALK MUST BE GRADED SO THAT THE YARD DRAINAGE DOES NOT DRAIN OVER THE SIDEWALK.
- 20. ANY EXISTING PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PRIOR TO FINAL INSPECTION.
- 21. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC STREETS FREE FROM MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL BE PREPARED TO USE POWER SWEEPERS OR OTHER PIECES OF EQUIPMENT NECESSARY TO KEEP THE ROADWAYS CLEAN.
- 22. BACKFILL IN ALL STREET CUTS ON ARTERIALS WILL BE CONTROL DENSITY FILL (CDF). CONTRACTOR MUST PROVIDE STEEL PLATING NECESSARY TO ALLOW THE CDF TO CURE.
- 23. WHEN CONSTRUCTING NEW CURB AND GUTTER WHICH DOES NOT ALIGN WITH THE EXISTING EDGE OF PAVEMENT, THE ROADWAY MUST BE TAPERED FROM THE ENDS OF THE NEW CURB AND GUTTER TO MATCH THE EXISTING PAVEMENT. THE ENTRY TAPER INTO THE NEW IMPROVEMENTS SHALL BE 5:1, AND LEAVING THE NEW IMPROVEMENTS SHALL BE 10:1.
- 24. WHEN AN EXISTING ROADWAY IS TO BE WIDENED, THE EXISTING PAVEMENT MUST BE SAW CUT AT LEAST ONE FOOT FROM THE EDGE TO PROVIDE A PROPER MATCH BETWEEN NEW AND EXISTING ASPHALT. HOWEVER, WHEN THE EXISTING PAVEMENT CONTAINS ALLIGATORED AREAS, THOSE AREAS MUST BE REMOVED PRIOR TO WIDENING. ALL SAW CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE RIGHT-OF-WAY CENTERLINE.
- 25. ALL ROCKERIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT GUIDELINES OF THE ASSOCIATION.

ADDITIONAL NOTES

- 1. A 2—INCH ASPHALT STREET OVERLAY WILL BE REQUIRED WHERE MORE THAN THREE UTILITY TRENCH CROSSINGS OCCUR WITHIN 150 LINEAR FT. OF STREET LENGTH OR WHERE UTILITY TRENCHES PARALLEL THE STREET CENTERLINE. GRINDING OF THE EXISTING ASPHALT TO BLEND IN THE OVERLAY WILL BE REQUIRED ALONG ALL MATCH LINES.
- 2. UNDERGROUND ALL NEW AND EXISTING ON—SITE TRANSMISSION LINES FROM THE BUILDING TO THE POINT OF ORIGIN AT THE PRIMARY/DISTRIBUTION LINES FOR THE UTILITIES. ADJUST ANY EXISTING UTILITY WHICH MAY CONFLICT WITH STREET OR UTILITY IMPROVEMENTS.
- 3. MAILBOX LOCATION TO BE REVIEWED BY THE ISSAQUAH POSTMASTER.

WATER GENERAL NOTES

- . ALL WORK AND MATERIALS SHALL CONFORM TO AWWA STANDARDS.
- 2. DESIGN SHALL COMPLY WITH THE ISSAQUAH MUNICIPAL CODE (IMC), POLICIES AND CRITERIA SET FORTH IN THE CITY OF ISSAQUAH'S WATER SYSTEM PLAN, AND DESIGN REQUIREMENTS AS DEFINED WITHIN THESE STANDARDS.
- 3. PIPE SHALL BE CLASS 52 DUCTILE IRON.
- 4. FITTINGS MUST BE DUCTILE IRON (CEMENT LINED).
- 5. ALL WATERMAIN BENDS, JOINTS, VALVES AND CONNECTIONS SHALL BE RESTRAINED. SEE APPROVED MATERIALS LIST FOR RESTRAINED JOINTS.
- 6. USE OF RESTRAINED JOINTS IS PREFERRED AS A STANDARD RESTRAINT SYSTEM.
 RESTRAINT SYSTEM SHALL BE CLEARLY IDENTIFIED ON THE PLANS AND RECORD DRAWINGS.
- 7. PIPE RUNS FROM MAIN LINE TO STANDARD HYDRANTS LESS THAN 50 FEET IN LENGTH MUST BE A MINIMUM OF 6 INCHES. PIPE RUNS FROM MAIN LINE TO STANDARD HYDRANTS MORE THAN 50 FEET IN LENGTH MUST BE A MINIMUM OF 8 INCHES.
- THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS IN SINGLE—FAMILY USE DISTRICT ZONES SHALL BE 500 FEET. THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS IN COMMERCIAL, INDUSTRIAL, AND APARTMENT (INCLUDING DUPLEX) USE DISTRICT ZONES SHALL BE 300 FEET.
- 9. ALL HYDRANTS NEWLY INSTALLED IN SINGLE—FAMILY RESIDENTIAL AREAS SHALL BE SUPPLIED BY NOT LESS THAN 8—INCH MAINS AND SHALL BE CAPABLE OF DELIVERING 1,000 GPM. FIRE FLOW OVER AND ABOVE AVERAGE MAXIMUM DEMANDS AT THE FARTHEST POINT OF THE INSTALLATION
- 10. AIR AND VACUUM RELEASE VALVES SHALL BE INSTALLED AT PRINCIPAL HIGH POINTS IN THE SYSTEM.
- 11. DEAD—END LINES ARE NOT PERMITTED EXCEPT AS REQUIRED FOR FRONTAGE IMPROVEMENTS. WHEN UNFEASIBLE DUE TO TOPOGRAPHY, OR INABILITY TO GAIN EASEMENTS, IN WHICH CASE HYDRANTS MAY BE PROVIDED AT THE END OF THE MAIN.
- 12. SYSTEM IMPROVEMENTS REQUIRED FOR MULTI-FAMILY/COMMERCIAL/INDUSTRIAL DEVELOPMENTS WILL BE CONSIDERED AND DEFINED BY THE CITY AT THE TIME SERVICE IS REQUESTED. ALL COSTS FOR DOMESTIC SERVICE, FIRE PROTECTION, STORAGE, PUMPING FACILITIES AND FLOW RATE CONTROL OF THE SUPPLY WILL BE BORNE BY THE COMMERCIAL/INDUSTRIAL DEVELOPER
- 13. WORK SHALL BE DONE ONLY BY CONTRACTORS EXPERIENCED IN LAYING PUBLIC WATER MAINS.
- 4. MAINS SHALL BE LAID ONLY IN DEDICATED STREETS OR IN EASEMENTS WHICH HAVE BEEN GRANTED TO THE CITY. A STREET IS NORMALLY NOT CONSIDERED DEDICATED UNTIL THE PLAT WHICH CREATED IT HAS BEEN FILED WITH THE KING COUNTY RECORDER.
- 15. VALVES SHALL BE PLACED ON ALL BRANCHES FROM FEEDER MAINS, AT INTERSECTIONS, BETWEEN MAINS AND HYDRANTS, BETWEEN MAINS AND RESERVOIRS, AND BETWEEN MAINS AND PUMPS. NO LENGTH OF PIPE GREATER THAN 600 FEET SHALL BE LEFT WITHOUT VALVE CONTROL. A VALVE SHALL BE LOCATED AT THE END OF ALL DEAD—END LINES WHEN A FUTURE EXTENSION IS ANTICIPATED BY THE CITY ENGINEER.
- 16. VALVED TEES AND CROSSES SHALL BE PROVIDED WHERE FUTURE EXTENSIONS ARE EXPECTED BY THE ENGINEER.
- 17. PRESSURE REDUCING VALVES— MAIN LINE PRESSURE REDUCING STATIONS, BUILT ACCORDING TO THE CITY STANDARD DETAILS AND APPROVED AS TO SIZE BY THE CITY ENGINEER, SHALL BE INSTALLED WHERE REQUIRED TO MAINTAIN A MAXIMUM LINE PRESSURE OF 150 PSI. INDIVIDUAL PRESSURE—REDUCING VALVES ARE THE RESPONSIBILITY OF THE OWNER FOR ALL SERVICES ON MAINS WITH A PRESSURE OF MORE THAN 80 PSI AND SHALL BE LOCATED ON PRIVATE PROPERTY IN ACCORDANCE WITH THE UPC.
- B. PLACEMENT OF SURFACE APPURTENANCES (MANHOLE LIDS, WATER VALVE LIDS, ETC.) IN TIRE TRACK OF TRAFFIC LANES SHALL BE AVOIDED WHENEVER POSSIBLE. METER VAULTS SHALL BE LOCATED OUTSIDE THE PEDESTRIAN ACCESS ROUTE.
- 19. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED WHERE THE POSSIBILITY OF CONTAMINATION OF THE WATER SUPPLY SYSTEM EXISTS AND/OR AS REQUIRED BY THE CITY AND SHALL MEET THE REQUIREMENTS OF THE WAC 246-290-490 "CROSS-CONNECTION CONTROL". ALL BACKFLOW PREVENTION ASSEMBLIES INSTALLED SHALL BE ON THE WASHINGTON STATE DEPARTMENT OF HEALTH (DOH) LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES, MOST RECENT EDITION AT THE TIME OF INSTALLATION, AND INSTALLED ACCORDING TO THE STANDARD DETAILS.

STORM DRAIN GENERAL NOTES

- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- 2. BEFORE ANY CONSTRUCTION MAY OCCUR, THE CONTRACTOR SHALL HAVE PLANS WHICH HAVE BEEN SIGNED AND APPROVED BY THE CITY OF ISSAQUAH PUBLIC WORKS DEPARTMENT, OBTAINED ALL CITY, COUNTY, STATE, FEDERAL AND OTHER REQUIRED PERMITS, AND HAVE POSTED ALL REQUIRED BONDS.
- 3. ALL STORM DRAINAGE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF ISSAQUAH PUBLIC WORKS PRE—APPROVED PLANS AND POLICIES AND THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION,
- 4. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL, ALL CHANGES SHALL BE SUBMITTED TO THE CITY.
- 5. A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

PREPARED BY WSDOT AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).

- 6. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE CITY OF ISSAQUAH DEPARTMENT OF PUBLIC WORKS FOR THE PREVENTION OF ON—SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.
- 7. MINIMUM COVER OVER STORM DRAINAGE PIPES IN ROW OR VEHICULAR PATH SHALL BE 18 INCHES, UNLESS OTHER DESIGN IS APPROVED.
- 8. STEEL PIPE SHALL HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE.
- 9. ALL CATCH BASINS SHALL BE TYPE I UNLESS OTHERWISE NOTED. CATCH BASINS WITH A DEPTH OF OVER FIVE FEET (5') TO THE PIPE INVERT SHALL BE A TYPE II CATCH BASIN. TYPE II CATCH BASINS EXCEEDING FIVE FEET (5') IN DEPTH SHALL HAVE A STANDARD LADDER INSTALLED.
- 10. ALL STORM DRAINAGE MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT—OF—WAY OR IN EASEMENTS MUST BE STAKED FOR LINE AND GRADE PRIOR TO STARTING CONSTRUCTION.
- 11. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT (1') AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; 2"-MINUS ROCK/10%-20% PASSING.
- 12. ALL PIPE, MANHOLES, CATCH BASINS, AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH THE CURRENT STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (WSDOT). THIS SHALL INCLUDE NECESSARY LEVELING OF THE TRENCH BOTTOM OR THE TOP OF THE FOUNDATION MATERIAL AS WELL AS PLACEMENT AND COMPACTION OF REQUIRED BEDDING MATERIAL TO UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF THE PIPE WILL BE SUPPORTED ON A UNIFORMLY DENSE, UNYIELDING BASE. IF THE NATIVE MATERIAL IN THE BOTTOM OF THE TRENCH MEETS THE REQUIREMENTS FOR "GRAVEL BACKFILL FOR PIPE BEDDING," THE FIRST LIFT OF PIPE BEDDING MAY BE OMITTED PROVIDED THE MATERIAL IN THE BOTTOM OF THE TRENCH IS LOOSENED, REGRADED, AND COMPACTED TO FORM A DENSE UNYIELDING BASE. ALL PIPE BEDDING SHALL BE APWA CLASS B, TYPE I, OR BETTER. PIPE SHALL NOT BE INSTALLED ON SOD, FROZEN EARTH, LARGE BOULDERS, OR ROCK. PIPE BEDDING FOR FLEXIBLE PIPES SHALL BE PEA GRAVEL TO THE SPRINGLINE OF THE PIPE.
- 13. CONSTRUCTION OF DEWATERING (GROUNDWATER) SYSTEMS SHALL BE IN ACCORDANCE WITH THE APWA STANDARD SPECIFICATIONS.
- 14. ISSUANCE OF A BUILDING OR LAND SURFACE MODIFICATION PERMIT BY THE CITY OF ISSAQUAH DOES NOT RELIEVE THE OWNER OF THE CONTINUING LEGAL OBLIGATION AND/OR LIABILITY CONNECTED WITH STORM SURFACE WATER DISPOSITION. FURTHER, THE CITY OF ISSAQUAH DOES NOT ACCEPT ANY OBLIGATION FOR THE PROPER FUNCTIONING AND MAINTENANCE OF THE SYSTEM DURING OR FOLLOWING CONSTRUCTION EXCEPT AS OUTLINED IN THE CITY OF ISSAQUAH PUBLIC WORKS STANDARDS.
- 15. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS.
 ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, CONFINED SPACE PROTECTION, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT. ANY WORK WITHIN THE TRAVELED RIGHT—OF—WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE A TRAFFIC CONTROL PLAN APPROVED BY THE CITY OF ISSAQUAH. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS, TRAFFIC CONTROL, AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL APPLY.
- 17. NO FINAL CUT OR FILL SLOPE SHALL EXCEED SLOPES OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL WITHOUT STABILIZATION BY ROCKERY OR BY A STRUCTURAL RETAINING WALL.
- 18. ALL MANHOLE LADDERS SHALL BE FIRMLY ATTACHED AND EXTEND TO WITHIN 1' OF THE BOTTOM
- 19. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY LOCATIONS WHETHER OR NOT THESE UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE TO ANY UTILITY. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY CONSTRUCTION INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE DEVELOPMENT ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT
- 20. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- 21. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, WIDTHS, THICKNESSES, AND ELEVATIONS OF ALL EXISTING PAVEMENTS AND STRUCTURES THAT ARE TO INTERFACE WITH NEW WORK. PROVIDE ALL TRIMMING, CUTTING, SAW CUTTING, GRADING, LEVELING, SLOPING, COATING, AND OTHER WORK, INCLUDING MATERIALS AS NECESSARY, TO CAUSE THE INTERFACE WITH EXISTING WORKS TO BE PROPER, ACCEPTABLE TO THE ENGINEER AND THE CITY OF ISSAQUAH, COMPLETE IN PLACE AND READY TO USE.
- 22. ALL INLET, MANHOLE, AND CATCH BASIN FRAMES AND GRATES SHALL NOT BE ADJUSTED TO GRADE UNTIL IMMEDIATELY PRIOR TO FINAL PAVING. ALL CATCH BASIN GRATES SHALL BE SET 0.10' BELOW PAVEMENT LEVEL.
- 23. OPEN CUT ROAD CROSSINGS FOR UTILITY TRENCHES ON EXISTING TRAVELED ROADWAY SHALL BE BACKFILLED ONLY WITH 5/8" MINUS CRUSHED ROCK AND MECHANICALLY COMPACTED (UNLESS OTHERWISE APPROVED BY THE CITY). FOR STREETS CLASSIFIED AS ARTERIALS OR COLLECTORS, BACKFILL FOR CROSSINGS SHALL BE CDF. CUTS INTO THE EXISTING ASPHALT SHALL BE NEAT LINE CUT WITH SAW OR JACKHAMMER IN A CONTINUOUS LINE. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. A PERMANENT HOT MIX PATCH SHALL BE PLACED WITHIN 30 DAYS AND SHALL BE A MINIMUM OF 1" THICKER THAN THE ORIGINAL ASPHALT WITH A MINIMUM THICKNESS OF 2". SEE STANDARD D.02.
- 24. ALL DAMAGES INCURRED TO PUBLIC AND/OR PRIVATE PROPERTY BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE CITY CONSTRUCTION INSPECTOR BEFORE PROJECT APPROVAL AND/OR THE RELEASE OF THE PROJECT'S PERFORMANCE BOND.
- 25. GROUT ALL SEAMS AND OPENINGS IN ALL INLETS, CATCH BASINS, AND MANHOLES.
- 26. WHEN WIDENING AN EXISTING ROADWAY WHERE AN EXISTING TYPE I CATCH BASIN WILL REMAIN IN THE TRAVEL LANE, THE EXISTING FRAME AND COVER SHALL BE REPLACED WITH A ROUND, LOCKING FRAME AND COVER.
- 27. FOR OTHER THAN SINGLE—FAMILY DWELLINGS, ALL EXPOSED OR READILY EXPOSED INDOOR STORM DRAINAGE PIPING/PLUMBING SHALL BE LABELED WITH THE WORDS "STORM DRAIN" WITH MINIMUM 2 INCH HIGH LETTERS.

SANITARY SEWER GENERAL NOTES

- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- 2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY OF ISSAQUAH DEPARTMENT OF PUBLIC WORKS AND CURRENT WSDOT/APWA STANDARDS AND SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
- 3. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATIONS SHOWN AND FOR DISCOVERY OF POSSIBLE ADDITIONAL UTILITIES NOT SHOWN SO AS TO AVOID DAMAGE OR DISTURBANCE. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- 4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE HIS ACTIVITIES WITH LOCAL UTILITY COMPANIES TO ENSURE THAT ALL UTILITIES ARE INSTALLED ACCORDING TO THESE PLANS AND THE REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES.
- 5. ALL MANHOLES SHALL CONFORM TO WSDOT/APWA STANDARDS, ECCENTRIC CONES WITH MANUFACTURERAPPROVED GASKETS AND 1/2" POLYPROPYLENE—ENCAPSULATED SAFETY STEPS AND LADDERS. ALL MANHOLES SHALL HAVE CAST IRON RINGS AND DUCTILE IRON COVERS. LIDS SHALL HAVE 2" RAISED LETTERS MARKED "SEWER." ALL CLEANOUTS SHALL HAVE CAST IRON RINGS AND COVERS MARKED "CO" THAT ARE IN PAVED AREAS.
- ALL SIDE SEWERS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED. SIDE SEWER LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND BACKFILLING. ALL SIDE SEWERS SHALL BE CAPPED WITH A WATERTIGHT PLUG, HAVE A CLEANOUT AND TEST TEE INSTALLED, AND SHALL BE MARKED FOR LOCATION WITH A 2" X 4" STAKE PAINTED WHITE. MARKED SEWER. WITH 3" EXPOSED, AND THE DEPTH OF THE CAP WRITTEN ON THE STAKE. SEE STANDARD DETAIL S.18. THE STAKE SHALL BE SECURED TO THE END OF THE PLUG WITH WIRE A MINIMUM OF 16 GAUGE. INITIAL SIDE SEWER INSTALLATION SHALL RUN TO THE PROPERTY LINE. THE REMAINING SIDE SEWER SHALL NOT BE INSTALLED UNTIL TESTING AND ACCEPTANCE OF THE SEWER TRUNK LINE BY THE CITY OF ISSAQUAH IS COMPLETED. NUMBER AND LOCATION OF SIDE SEWERS SHOWN ARE APPROXIMATE ONLY AND MAY BE CHANGED AS REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER WHEN EXACT LOCATIONS ARE DETERMINED AND PROVIDE THE ENGINEER AND THE CITY OF ISSAQUAH DEPARTMENT OF PUBLIC WORKS WITH AN AS-BUILT. IF APPROVED BY THE PUBLIC WORKS DEPARTMENT, ALL DOUBLE-SIDED SEWER WYES MUST BE AT THE PROPERTY LINE.
- 7. ALL MAIN—LINE TRENCHES SHALL BE COMPACTED PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.
- 8. PRESSURE TESTING OF GRAVITY SEWER MAINS SHALL CONFORM TO THE FOLLOWING STANDARDS: (1) AIR TESTING WILL REQUIRE A MINIMUM OF 4 PSI FOR 15 MINUTES WITH NO PRESSURE DROP; (2) WATER TESTING WILL REQUIRE A MINIMUM OF 10' OF HEAD IN A STANDPIPE AT THE TEST LOCATION FOR 15 MINUTES WITH NO DROP IN THE WATER LEVEL IN THE STANDPIPE. EITHER TEST IS ACCEPTABLE.
- 9. PRESSURE TESTING OF FORCE MAINS AND LATERALS WILL REQUIRE AN AIR TEST OF 25 PSI MINIMUM FOR 15 MINUTES WITH NO PRESSURE DROP.
- 10. NEW CONNECTIONS TO EXISTING MANHOLES OR SEWER LINES SHALL BE SEALED OFF UNTIL UPSTREAM CONSTRUCTION IS FINISHED, TESTED, CLEANED, AND ACCEPTED. ALL CONSTRUCTION DEBRIS AND WATER SHALL BE REMOVED PRIOR TO OPENING THE SEAL.
- 11. ALL PVC SEWER PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATIONS D-3034 FOR 4" TO 15" DIAMETER AND ASTM F679 FOR 18" TO 27" DIAMETER. PIPE SHALL BE SDR-35 AND SHALL CONFORM TO STANDARD SPECIFICATIONS. BEDDING AND BACKFILL SHALL MEET WSDOT AND APWA SPECIFICATIONS.
- 12. MINIMUM SLOPE FOR SIDE SEWERS SHALL BE TWO PERCENT (2%).

ELEVATIONS IN LANDSCAPED AREAS.

- 13. AN APPROVED COPY OF THE SEWER PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- 14. PRIOR TO CONSTRUCTION OF SEWER LINES, THE NECESSARY LOT CORNERS MUST BE SET, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION OF PIPES, MANHOLES, AND INVERT ELEVATIONS.
- 15. PIPE ANCHORS, IF USED, SHALL BE INSTALLED: NOT OVER 36' CENTER TO CENTER ON GRADES FROM 20 PERCENT TO 35 PERCENT; NOT OVER 24' CENTER TO CENTER ON GRADES FROM 35 PERCENT TO 50 PERCENT; AND NOT OVER 16' CENTER TO CENTER ON GRADES 50 PERCENT AND GREATER.
- 16. ALL MANHOLES SHALL HAVE A MINIMUM OF 0.10' TO A MAXIMUM OF 1.00' DROP BETWEEN INVERT IN AND INVERT OUT.
- 17. PVC SEWER PIPE SHALL BE TESTED FOR DEFLECTION ACCORDING TO WSDOT/APWA SPECIFICATIONS.

18. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS,

ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN

- UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.

 19. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST ALL MANHOLE LIDS AND CLEANOUT LIDS TO MATCH FINAL ASPHALT ELEVATIONS IN ROADWAYS OR GROUND
- 20. WHEN TYING INTO EXISTING MANHOLES THAT ARE BELOW MINIMUM STANDARDS, THE EXISTING MANHOLE MUST BE UPGRADED TO MEET CURRENT STANDARDS.
- 21. ALL NEW SEWER MAIN EXTENSIONS SHALL BE VIDEOED PRIOR TO FINAL ACCEPTANCE.



			œ		
NOTES	SUBMITTED TO CLIENT	PER CITY COMMENTS	PER CITY - 20' EAST PEDESTRIAN CORRIDOR		
DATE	3-3-20	8-10-20	10-27-20		
СНКВ ВУ	KAL	KAL	KAL		
DWN BY	KAL	KAL	KAL		
	Ŋ)	7

HFIELD ENGINEERIN
12840 81ST AVENUE NE
Kirkland, WA 98034
Fel (425) 821-5038 Fax (425) 821-5739

O NOTES

SAQUAH STANDARD

-UNIT TOWNHOMES

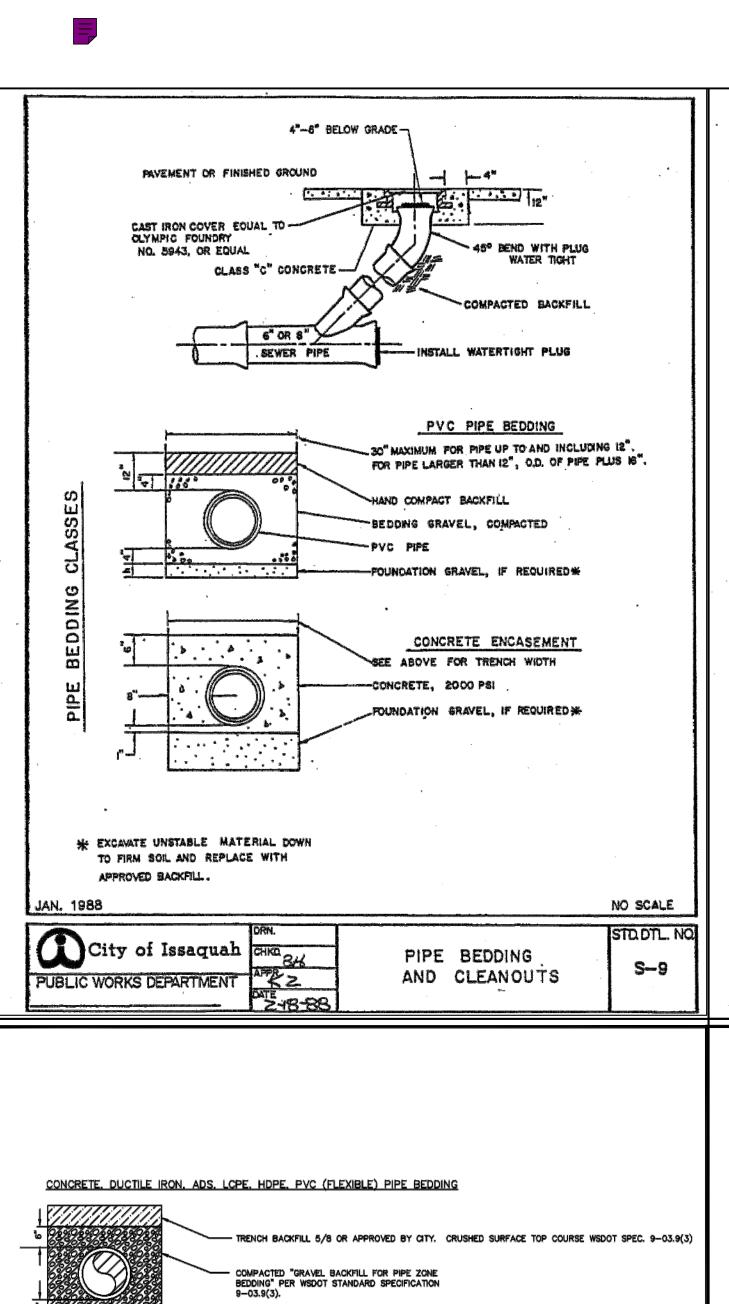
NW LOCUST STREET

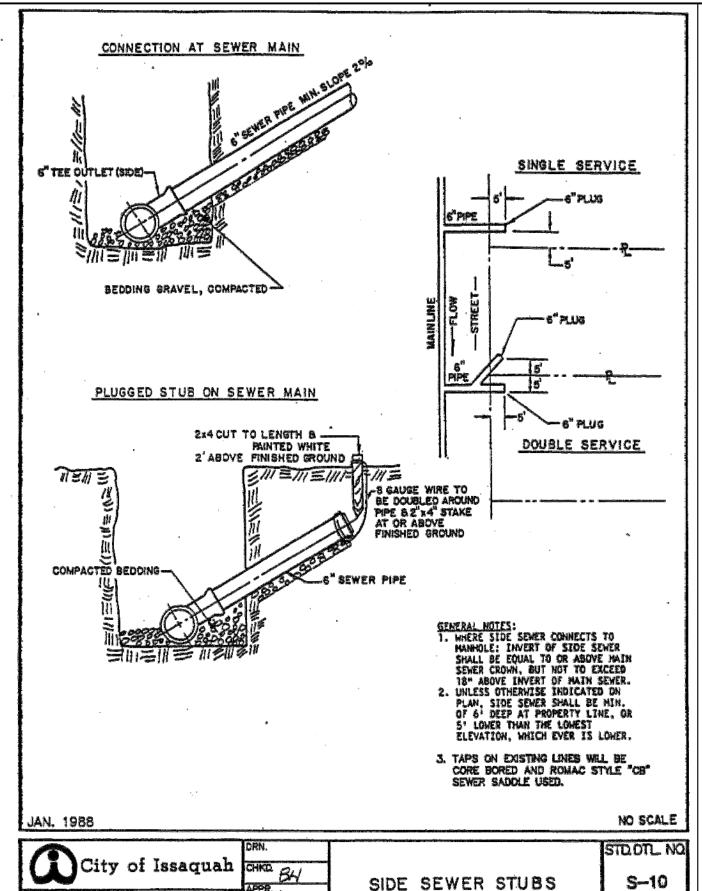
MARK MCFADYEN

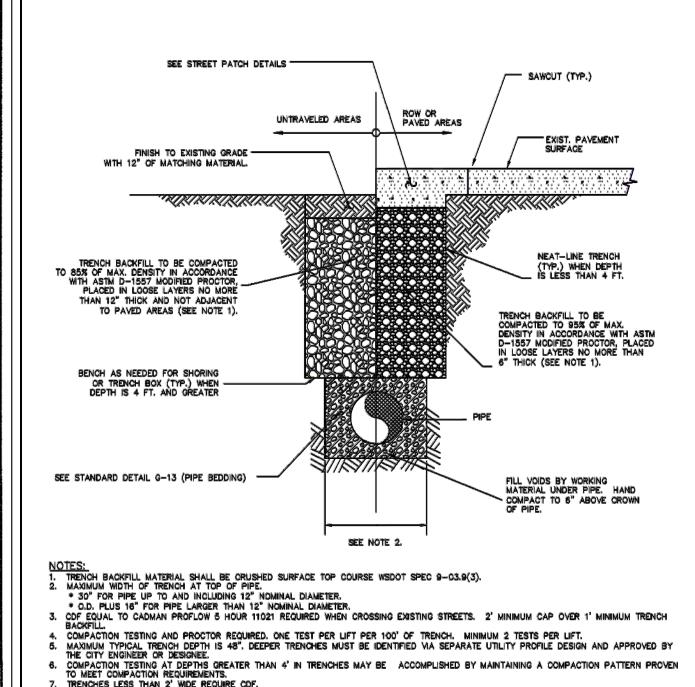
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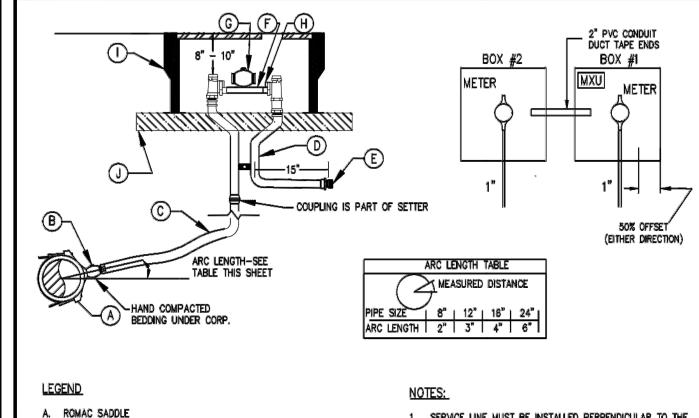
SHEET

5 of **8**









- STAINLESS STEEL (SINGLE STRAP) SERVICE SADDLE WITH TAPER (CC) TAP, DOUBLE STRAP FOR 12" AND LARGER PIPES. ROMAC 101NS FOR UP TO 12" DUCTILE & CAST IRON.
- ROMAC SSI FOR AC. CORPORATION STOP; TAPER (CC) INLET x COMPRESSION FOR COPPER OUTLET. CORP SHALL BE ORIENTED WITH OPERATING STEM FACING UP.
- FORD FB1000-4-Q-NL FOR 1" MUELLER B-25008N FOR 1" 1" TYPE K SOFT COPPER WITH NO JOINTS 1" METER SETTER
- 1" = FORD VBH94-15W-4M-44ZA-Q-NL PLASTIC CAP PVC JUMPER: DRILL - 1/4" HOLES
- 3/4" METER 7 1/2" x 1" THRD PIPE WITH METER ADAPTORS. • 1" METER - 10 3/4" X 1 1/4" THRD PIPE.
- SENSUS 3/4" i-PERL, 7.5" LL, COF SENSUS 1" I-PERL, 10.5" LL, CCF METER ADAPTORS FOR A 3/4" SERVICE
- FORD A24 METER BOX: DFW1324CNP4-18 BODY DFW1324SL-4MA2 LID
 6" OF 5/8" GRAVEL

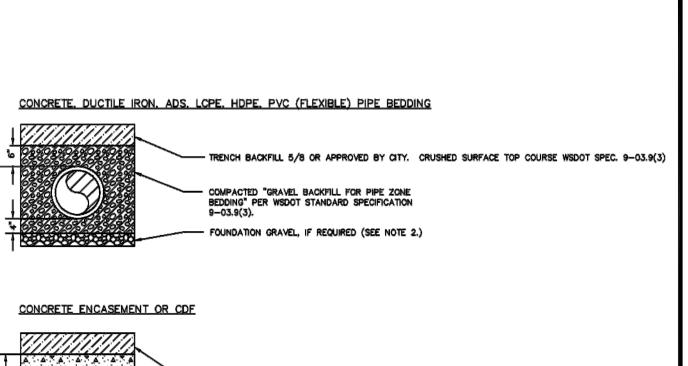
STANDARD

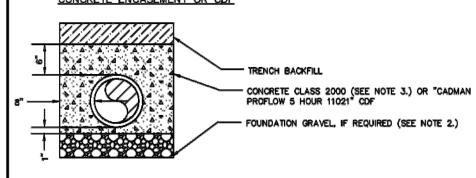
DETAIL NO.

G-01

SCALE: NTS

- 10. FILL METER BOX TO TOP WITH UN-COMPACTED CEDAR 11. CITY SHALL INSTALL METER UNLESS OTHERWISE APPROVED.
- 12. CONTRACTOR SHALL CONNECT PIPING FROM HOUSE TO METER SETTER PRIOR TO RADIO READ METER INSTALLATION. ALL MULTIPLE METER BOXES THREE OR MORE MUST BE INDIVIDUALLY TAGGED. SECURE WITH WIRE—TIE TO LOWER LOCKING EAR OF SETTER. TAG MUST BE STAMPED OR
- ENGRAVED WITH HOUSE NUMBER. FONT SIZE MINIMUM ½" 14. ALL MATERIAL SHALL BE CERTIFIED "LEAD FREE". REFER TO REDUCTION OF LEAD IN DRINKING WATER ACT, NSF/ANSI STANDARD 61 AND/OR 372, WA DOH PUB. 331-473.
- 15. CONTRACTOR SHALL INSTALL 5/8" X 3/4" TO 1" WATER METER ADAPTOR ON 3/4" JUMPER WHEN A 3/4" WATER SERVICE IS REQUESTED.





NOTES:
1. PIPE BEDDING APPLIES TO ALL PIPE WITHIN PUBLIC RIGHT-OF-WAY.
2. EXCAVATE UNSTABLE MATERIAL DOWN TO FIRM SOIL AND REPLACE WITH "BALLAST" PER WSDOT STANDARD SPECIFICATION 9-03.9(1).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANCHORING PIPE TO PREVENT FLOTATION DURING CONCRETE PLACEMENT.

PIPE BEDDING

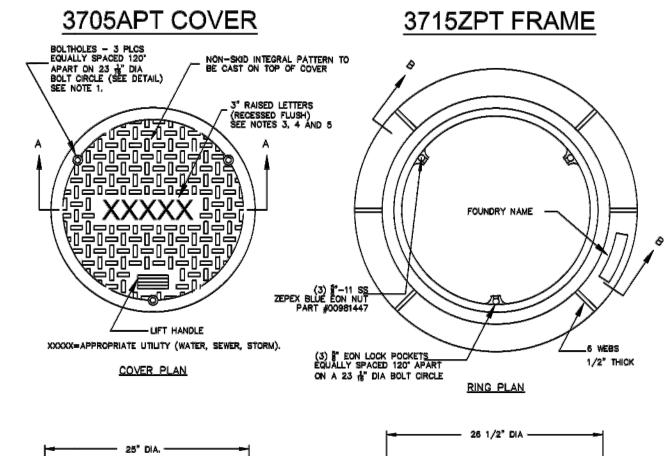
- EXISTING MANHOLE OR CATCH BASIN <u>PAVED AREAS</u> RING & COVER (SEE NOTE 6). -3000 P.S.I. CEMENT CONCRETE PERIMETER SEAL INSTALL PRECAST ADJUSTMENT RISERS (LEVEL GRADE RINGS) AS NECESSARY TO MATCH FINAL GRADE. FIRST STEP MAXIMUM 18" BELOW COVER, STEPS PER STANDARD DETAIL G-12
- NOTES:

 1. WHERE DEPTH OF NECK EXCEEDS 22 INCHES, ADJUST MANHOLE OR CATCH BASIN TO GRADE BY INSERTING NEW BARREL SECTION BETWEEN THE CONE AND EXISTING BARREL. SEE STANDARD DETAIL G-10 (MANHOLE OR CATCH BASIN SECTION ADJUSTMENT).

UNPAVED AREAS

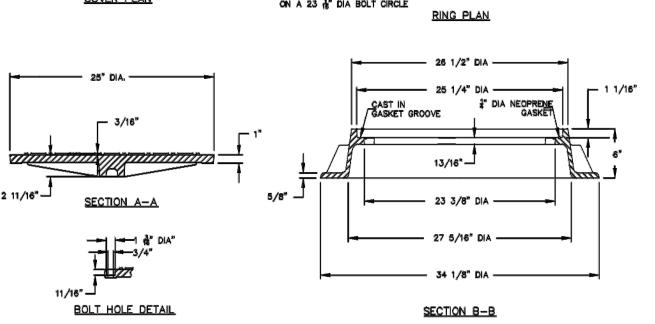
- 4. PRECAST ADJUSTMENT RISERS (LEVELING GRADE RINGS) MUST BE CAST WITH GROOVE TO ALLOW FIELD INSTALLATION OF SAFETY STEP. SEE STANDARD DETAIL G-12 (LADDER AND STEP).

 5. REPLACE EXISTING RING AND COVER IF NON-CONFORMING.
- 8. STRUCTURES LOCATED IN UNPAYED AREAS SHALL HAVE AN ASPHALT ACCESS ROAD TO EACH STRUCTURE, SEE STANDARD DETAIL G-03 (MAINTENANCE ACCESS ROAD).
- 9. GRADE RINGS (STEEL) MAY BE USED FOR ADJUSTMENTS OF 3" OR LESS.

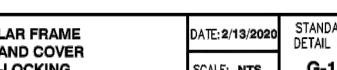


TYPICAL PIPE

TRENCH DETAIL



- 1. USE WITH THREE LOCKING BOLTS 5/8"-11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) BOLTS, 2" LONG WITH RUBBER WASHERS. 2. SANITARY SEWER COVERS SHALL HAVE THE WORD "SEWER"IN 3" RAISED LETTERS.
- . Storm drain covers shall have the word "drain" in 3" raised letters. 4. WATER COVERS SHALL HAVE THE WORD "WATER" IN 3" IN RAISED LETTERS.



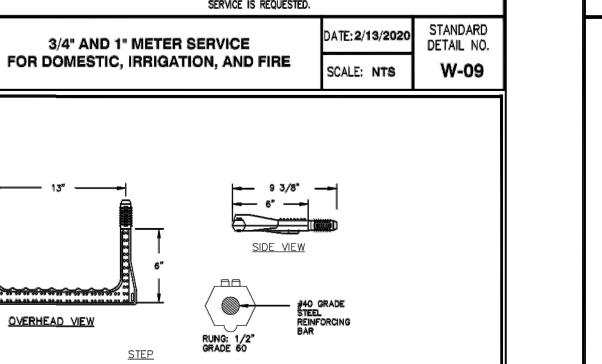
MANHOLE LADDER AND STEP SCALE: NTS

SHEET

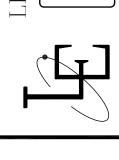
6 of 8

JOB No.

1. SERVICE LINE MUST BE INSTALLED PERPENDICULAR TO THE WATER MAIN. BACKFILL WITH 5%" MINUS TO 6" OVER PIPE. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D-1557. SERVICE TAPS WILL BE MINIMUM 18" FROM BELL OR SPIGOT. ROMAC 202NS FOR 12" OR LARGER DUCTILE & CAST IRON. IF TWO OR MORE SERVICES ARE REQUIRED THEN TAPS WILL BE INSTALLED 12" APART AND STAGGERED. SERVICE SADDLES ARE REQUIRED ON ALL PIPE EXCEPT CLASS 52 OR THICKER DUCTILE IRON. THE CORP. STOP MAY BE TAPPED DIRECTLY INTO CLASS 52 OR THICKER DUCTILE IRON PIPE FOR 1" TAPS. ADD 6" "ROCK COMPACT TO WSDOT SPEC. 9-03.9(3). 5. SET BOX AT GRADE AND LEVEL WITH GRADE - PROVIDE POSITIVE DRAINAGE AWAY FROM BOX.
6. DOUBLE OR MULTIPLE SERVICES MUST BE NO MORE THAN 2 FEET APART - 6" IN SIDEWALKS (WHERE APPROVED). • 1" = MUELLER 391B25804R2-01N METER LOCATIONS SHALL BE APPROVED BY CITY. AVOID VEHICLE TRAVEL AREAS WHENEVER POSSIBLE.
 SERVICES SHALL BE INSTALLED BY THE CITY ON CITY OWNED 9. SERVICES SHALL NOT BE TAPPED OFF HYDRANT OR FIRE SPRINKLER SYSTEM BRANCHES. | 4 | 6 | 9



AVE WA

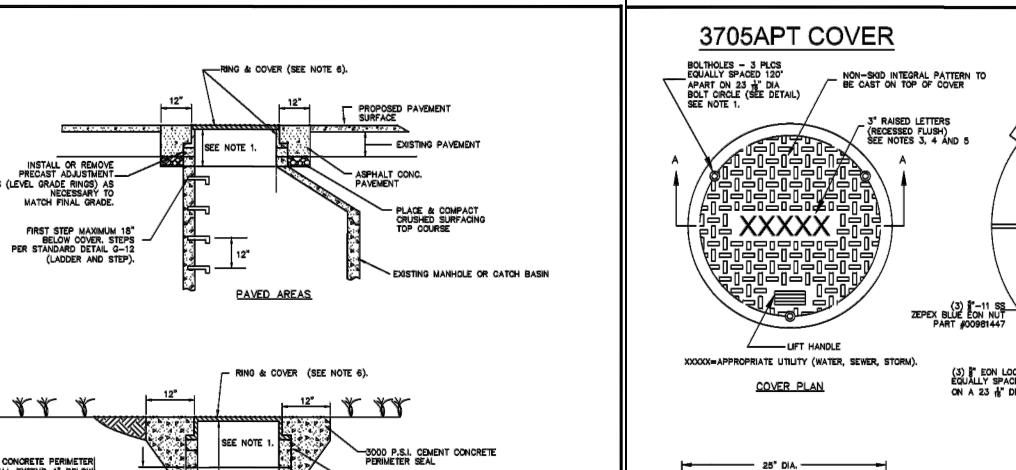


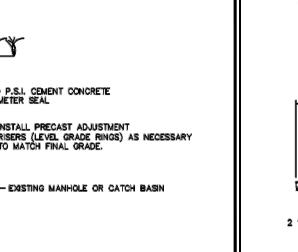
TOWNHOMES

LOCUST STREET

RK McFADYEN
M, ANACORTES, WA. 98221
26) 755-6041

ISSAQUAH 16-UNIT 1 683 NW LC





. ADJUSTMENT RISERS SHALL BE SET IN 3/4" NON-SHRINK GROUT, PLASTER SMOOTH INSIDE AND OUT. STEPS OR RUNGS SHALL BE ADDED AS NEEDED.

6. MANHOLE OR CATCH BASIN IN RIGHT-OF-WAY SHALL HAVE 24" MANHOLE RING AND COVER, SEE STANDARD DETAIL G-11 (CIRCULAR FRAME (RING) AND COVER). MANHOLE OR CATCH BASIN OUTSIDE OF RIGHT-OF-WAY SHALL HAVE 24" BOLT-LOCKING MANHOLE RING AND COVER, SEE STANDARD DETAIL G-12 (CIRCULAR FRAME (RING) AND COVER BOLT LOCKING).
MORTAR SHALL BE PLACED BETWEEN EACH LEVEL OF ADJUSTING CONC. BLOCKS, ADJUSTMENT RISERS, TOP OF CONE SECTION AND BOTTOM
OF IRON RING.

10. GRADE RINGS (STEEL) SHALL BE WELDED TO THE FRAME AND EACH OTHER.



STANDARD

DETAIL NO.

G-13

SCALE: NTS

PUBLIC WORKS DEPARTMENT

MANHOLE OR CATCH BASIN RING ADJUSTMENT DETAIL

STANDARD DATE:2/13/2020 DETAIL NO G-09 SCALE: NTS







7. TRENCHES LESS THAN 2' WIDE REQUIRE CDF.



STANDARD DETAIL NO G-11 SCALE: NTS

CONCRETE -

POLYPROPYLENE HANGING LADDER

NOTES:

1. SAFETY STEP SHALL BE LANE INTERNATIONAL CORPORATION P-14938 INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

2. PROPYLENE HANGING LADDER SHALL BE LANE INTERNATIONAL CORPORATION INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

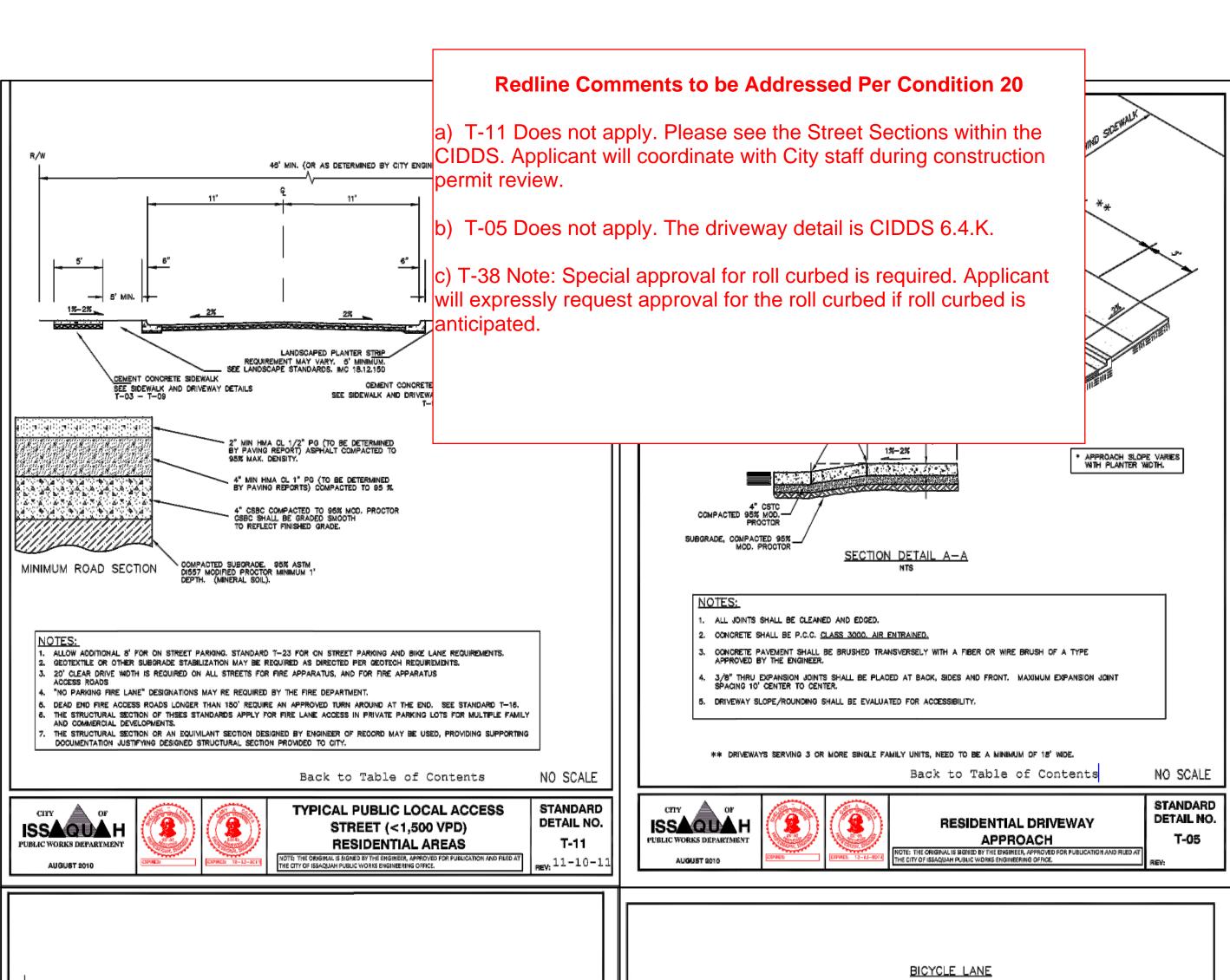
3. STEP LEGS SHALL BE INSTALLED PER MANUFACTURER. ALL STEPS IN ANY MANHOLE OR CATCH BASIN SHALL BE SIMILAR. PENETRATION OF OUTER WALL BY A LEG IS PROHIBITED.

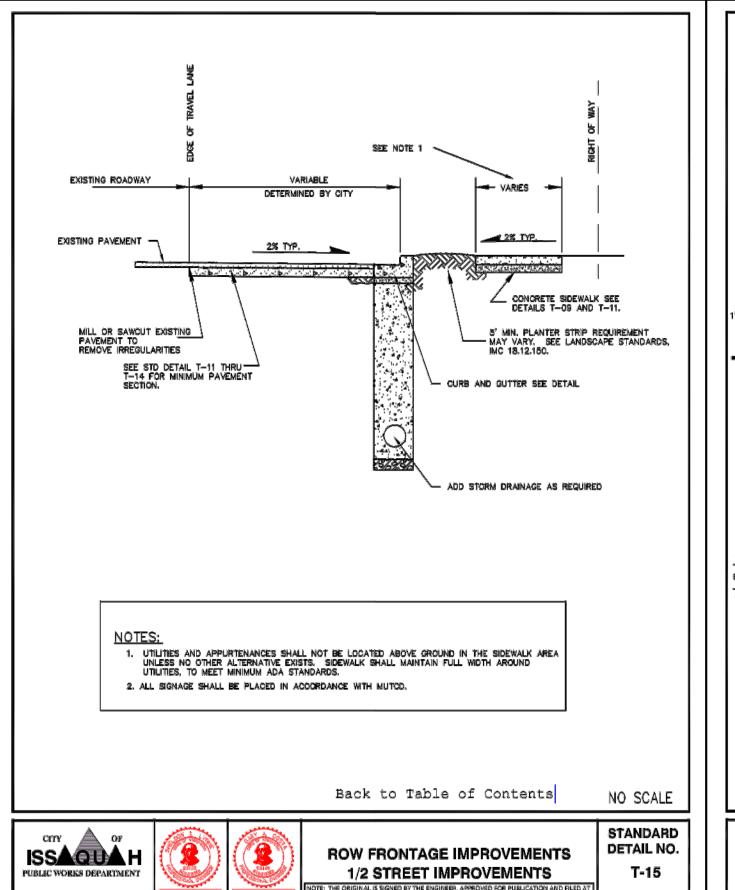
4. HANGING LADDERS SHALL BE PERMANENTLY FASTENED AT TOP BY HANGING ON STEP AND BY BOLTING AND EMBEDDING IN CONCRETE.

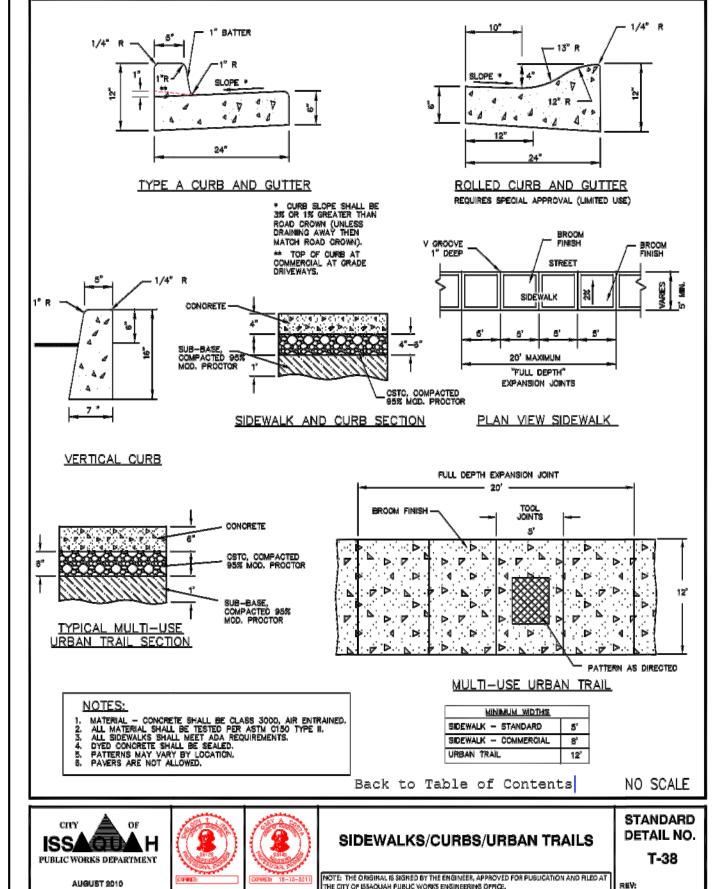
5. ADDITIONAL SAFETY FEATURES MAY BE REQUIRED BY THE CITY.

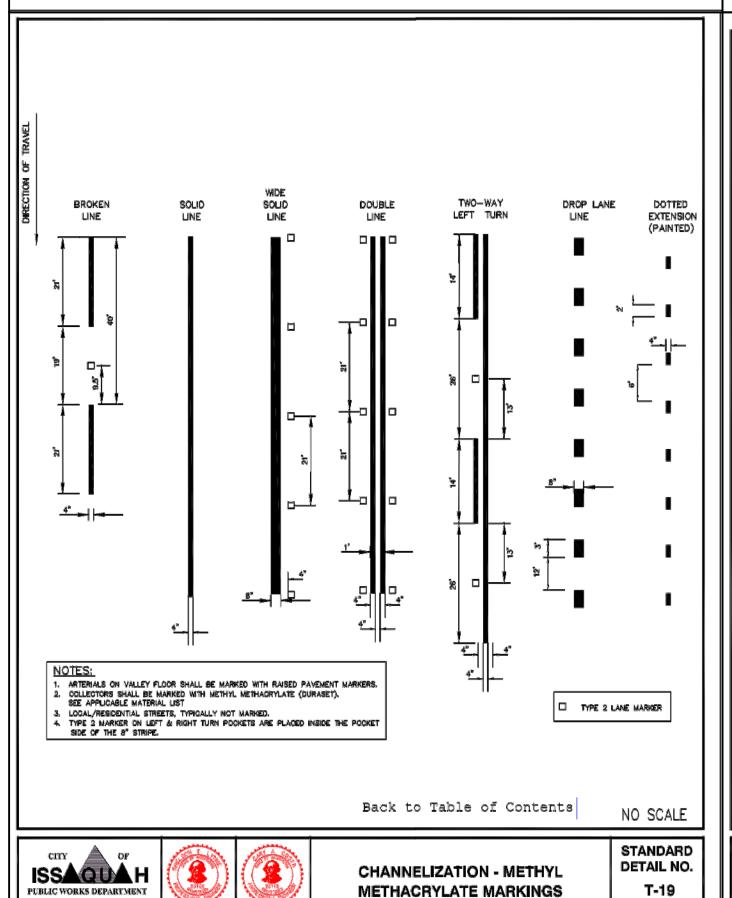
STANDARD DATE: **2/13/2020** DETAIL NO.

G-12

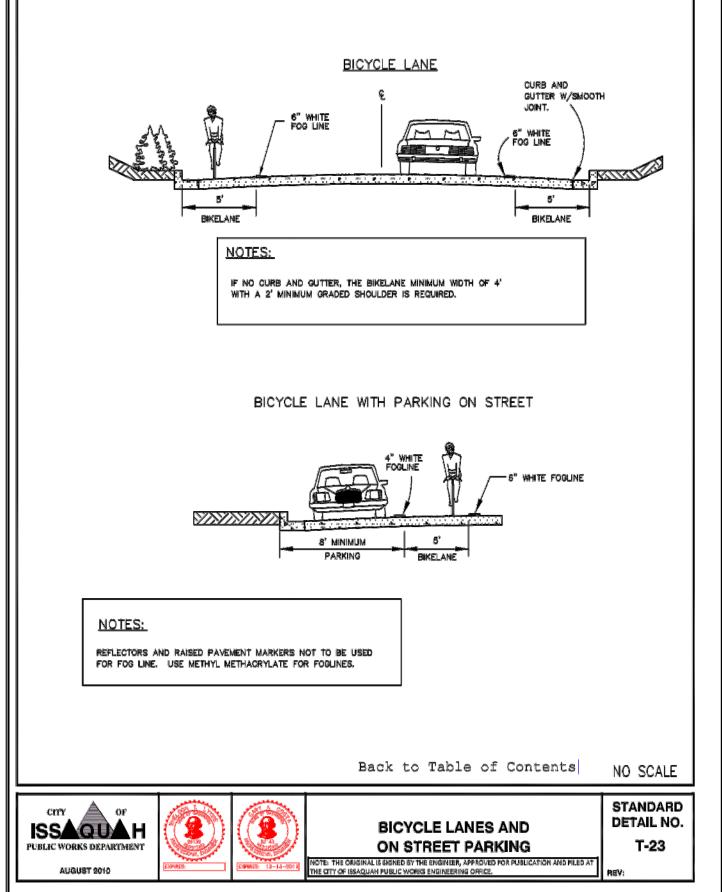


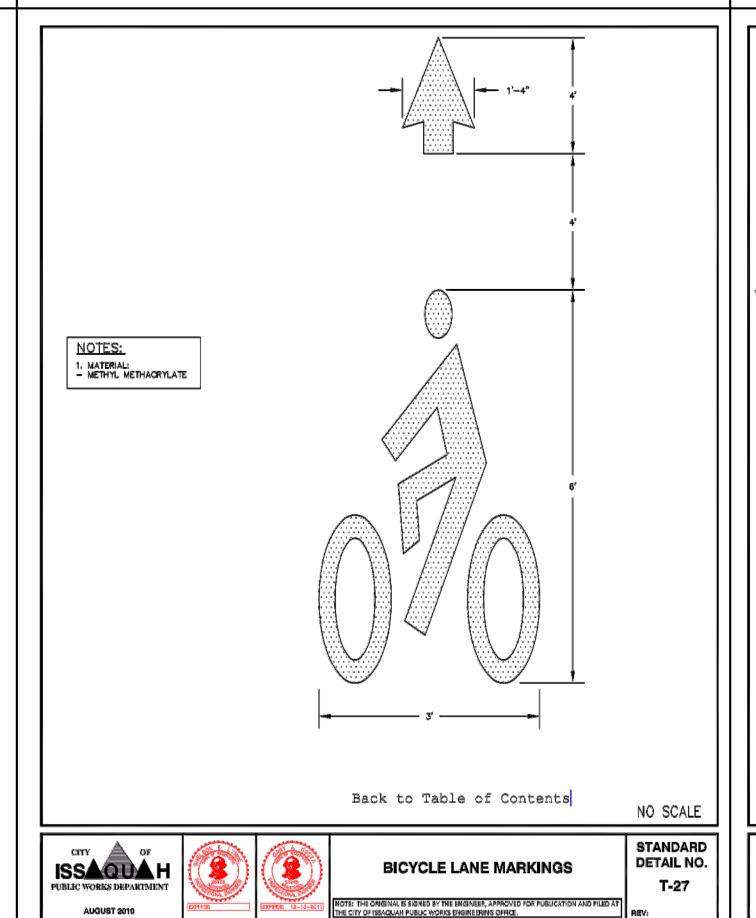


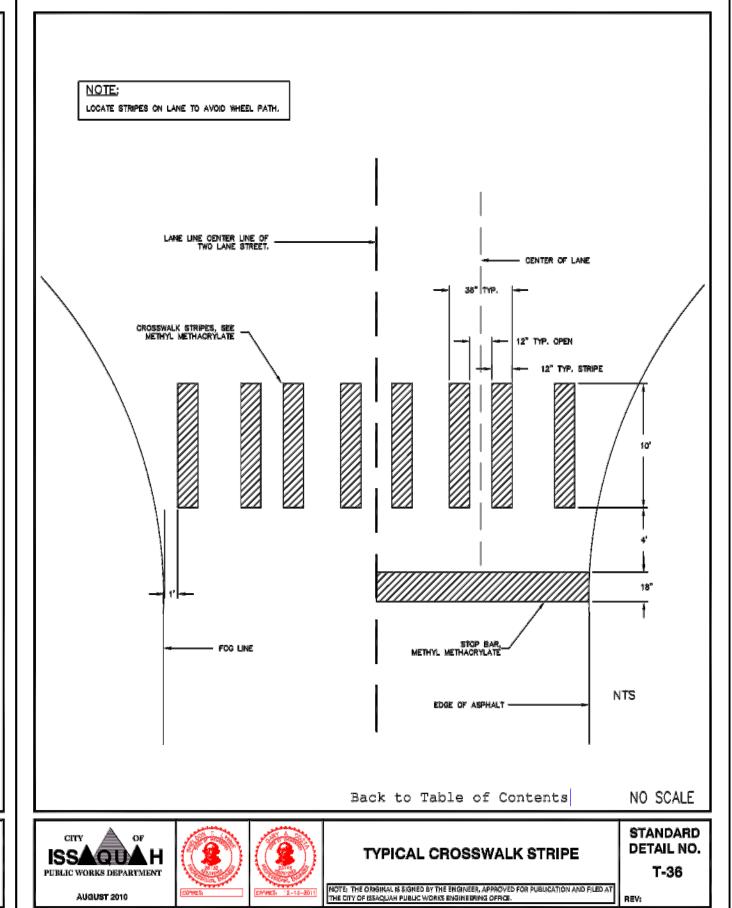


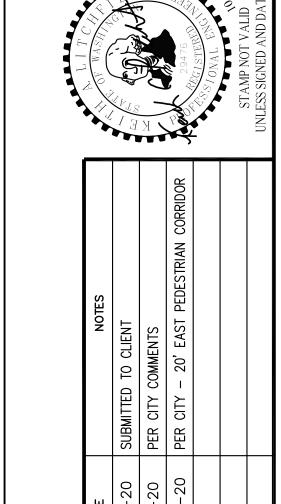


NOTE: THE ORIGINAL IS SIGNED BY THE ENGINEER, APPROVED FOR PUBLICATION AND FILED AT THE CITY OF ISEAQUAN PUBLIC WORKS ENGINEERING OFFICE.









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ISSAQUAH STANDARD DETAILS - 2

16-UNIT TOWNHOMES

683 NW LOCUST STREET

MARK McFADYEN

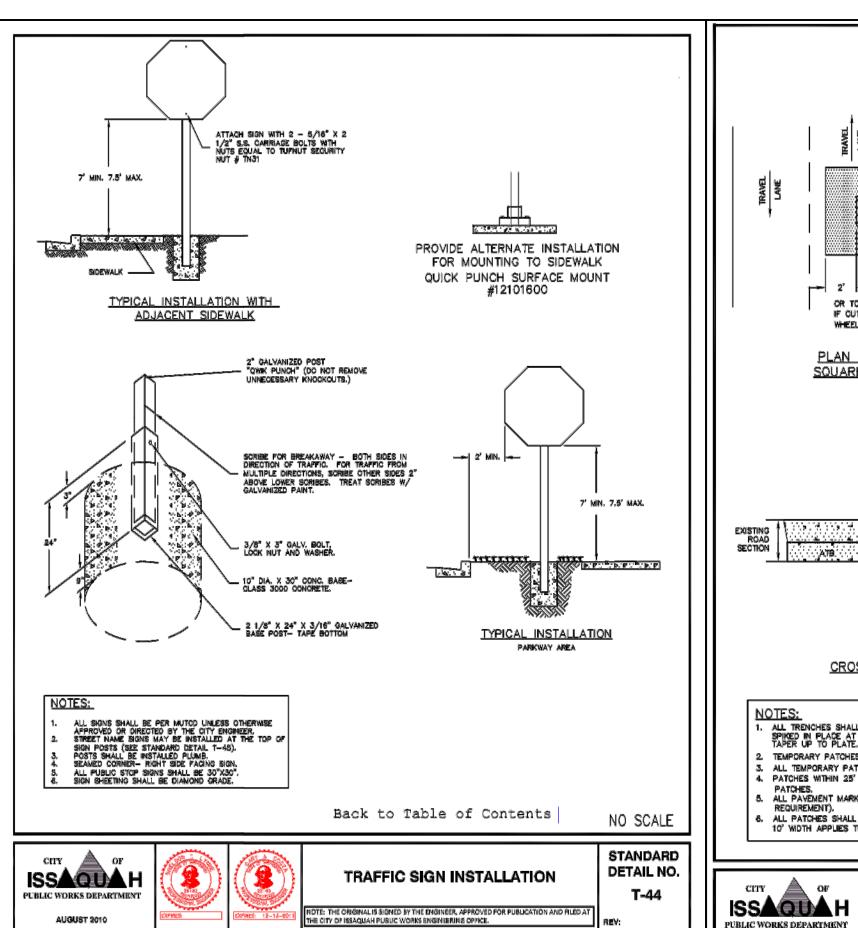
MARK McFADYEN

11 5TH STREETM, ANACORTES, WA. 98221

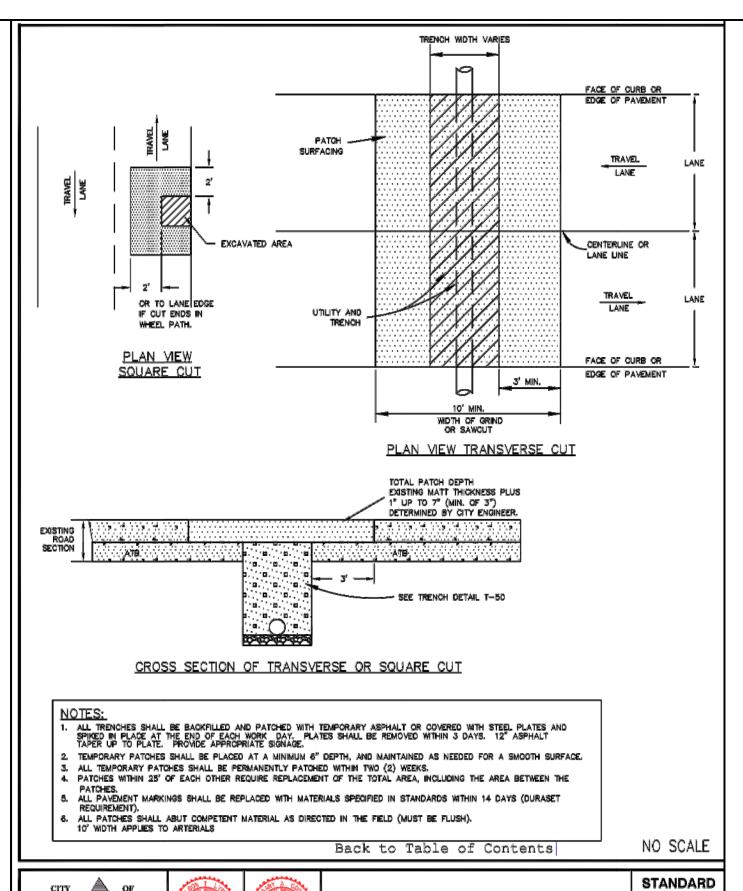
(206) 755-6041

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7 of 8



AUGUST 2010



UBLIC WORKS DEPARTMENT

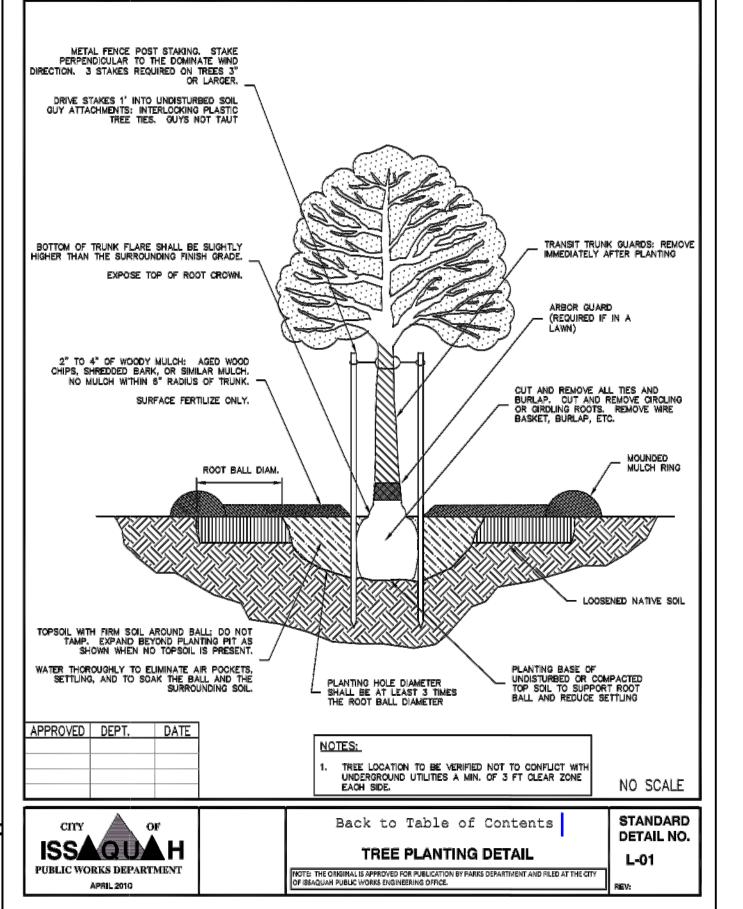
PATCHING FLEXIBLE PAVEMENTS

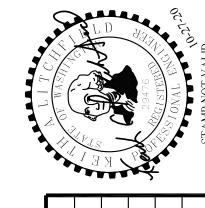
TRANSVERSE OR SQUARE CUTS

NOTE: THE GRIGINAL IS SIGNED BY THE ENGINEER, APPROVED FOR PUBLICATION AND FILED AT

DETAIL NO.

T-48





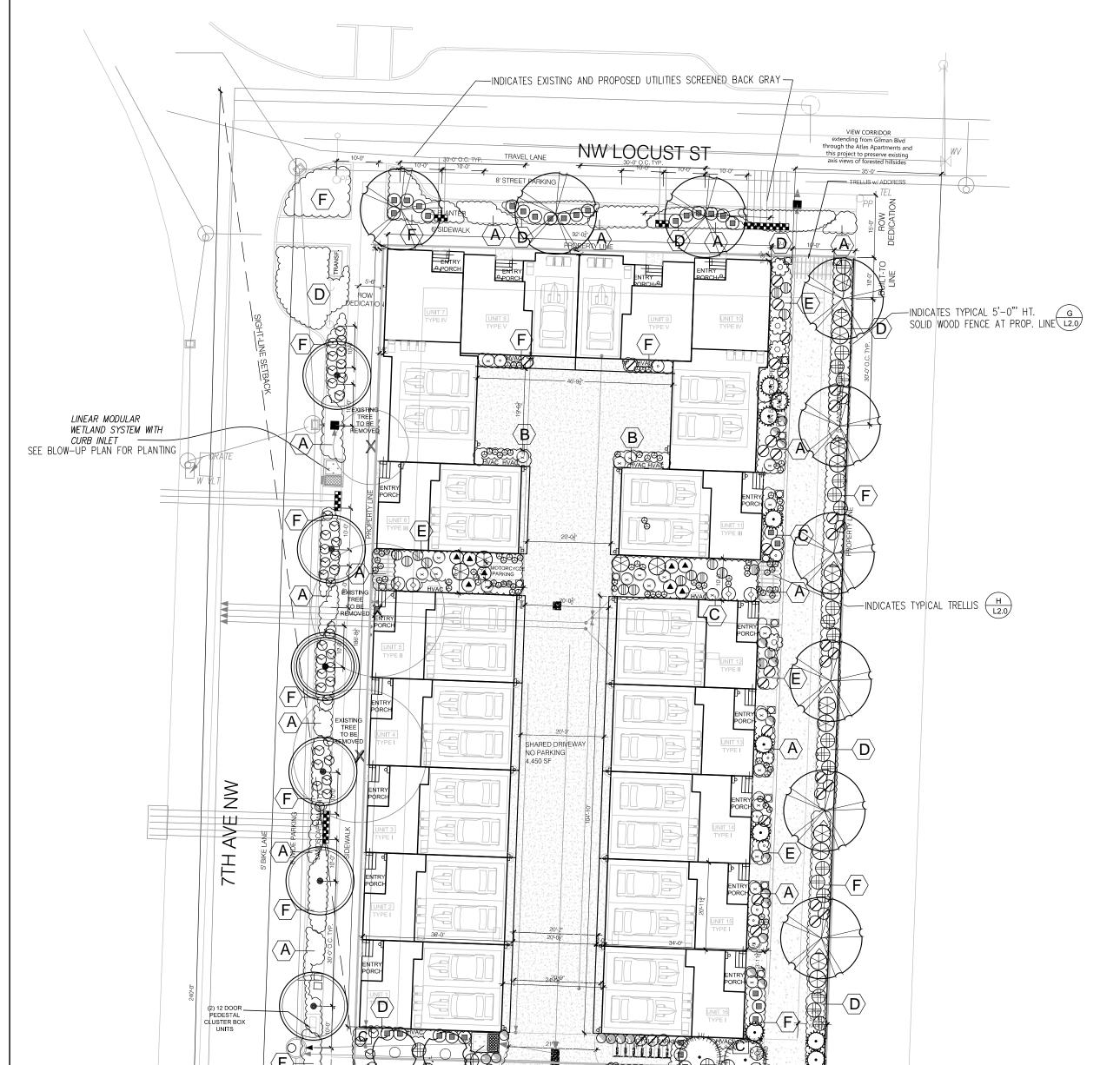
CHKD BY DATE NOTES KAL 2-25-20 SUBMITTED TO CLIENT KAL 8-10-20 PER CITY COMMENTS			10-27-20 PER CITY - 20' EAST PEDESTRIAN CORRIDOR		
		0-20	27–20		
CHKD BY KAL KAL	7-07-7	8-1	10-2		
	7 - 2	KAL	KAL		
DWN BY KAL KAL	 	KAL	KAL		

LITCHFIELD ENGINEERIN
12840 81ST AVENUE NE
Kirkland, WA 98034
Tel (425) 821-5038 Fax (425) 821-5739

F ISSAQUAH STANDARD DETAILS 16-UNIT TOWNHOMES
683 NW LOCUST STREET
MARK MCFADYEN
411 5TH STREETM, ANACORTES, WA. 98221
(206) 755-6041 CITY

SHEET

8 of **8**

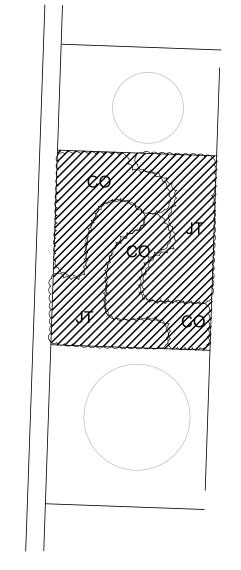


PLANTING SCHEDULE

<u>PLANTII</u>	NG SCHEDULE					
SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE AT PLANTING	QTY.	NATIVE	MATURE HT./SPD.	85% SPD.
TREES_						
X	INDICATES EXISTING TREE TO BE REMOVED					
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / SERVICEBERRY TREE FORM	2" CALIPER, TREE FORM, BRANCHED AT 7' HT.	9	YES	30' / 20'	17'
	ZELKOVA SERRATA 'FASTIGIATA' / COLUMNAR ZELKOVA	2" CALIPER, TREE FORM, BRANCHED AT 7' HT.	6	NO	65' / 20'	17'
•	THUJA PLICATA 'GREEN GIANT' / HYBRID CULTIVAR WESTERN RED CEDAR	6' HT. 2" CALIPER	2	YES	30' / 15'	13'
\bigcirc	ACER CIRCINATUM / VINE MAPLE	6' HT. , MULTI-STEM, 3@ 1" CALIPER	2	YES	20' / 15'	13'
SHRUBS	1					
	ENKIANTHUS CAMPANULATUS 'RED BELLS'/ ENKIANTHUS	24" HT., 5-GAL POT	17	NO	6' / 5'	4'
	RIBES SANGUINIUM / RED FLOWERING CURRENT	24" HT., 5-GAL POT	25	YES	4' / 4'	3'-6"
\bigcirc	RHODODENDRON OCCIDENTALE / WESTERN AZALEA	18" HT., 3-GAL POT	7	YES	6' / 4'	3'-6"
	MAHONIA NERVOSA/ LONG-LEAF MAHONIA	12" HT., 2-GAL POT	17	YES	2' / 3'	2'-6"
\bigcirc	POLYSTICHUM MUNITUM/ SWORD FERN	12" HT., 2-GAL POT	35	YES	3' / 3'	2'-6"
0	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / LAVENDER	12" HT., 2-GAL POT	20	NO	2' / 2'	2'
(A)	BLECHNUM SPICANT / DEER FERN	18" HT., 2-GAL POT	12	YES	3' / 3'	3'
\bigcirc	CORNUS STOLONIFERA 'KELSEYI'/DWARF RED-TWIG	12" HT., 2-GAL POT	86	YES	1.5' / 2'	2'
\odot	ILEX CRENATA 'CONVEXA' / JAPANESE HOLLY	18" HT., 3-GAL POT	34	NO	4' / 4'	4'
\otimes	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	12" HT., 2-GAL POT	42	NO	1.5' / 2'	2'
0	CALAMAGROSTIS ACUTIFLORA 'KARL FORSTER' / FEATHER REED GRASS		7	NO	4' / 4'	3'
	PENNISETUM ALOPECUROIDES 'HAMLIN /FOUNTAIN GRASS	12" HT., 2-GAL POT	34	NO	3' / 3'	3'
$\stackrel{(\times)}{}$	SKIMMIA JAPONICA / SKIMMIA	12" HT., 3-GAL POT	24	NO	3' / 4'	3'
©	CROCOSMIA / MONTBRETIA	12" HT., 2-GAL POT	15	NO	3' / 4'	3'
	CLEMATIS MONTANA / ANEMONE CLEMATIS	3" HT., STAKED 1-GAL POT	6	NO	15'	13'
						-

Redline Comments t	be Addressed	Per Condition 20
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- d) Serviceberry may only be used under special circumstances, such as under very low power lines. The applicant will propose a different street tree.
- e) Per the Master Street Tree plan, Quercus robur, Fastigiata is the specified tree for NW Locust Street.
- f) Per the Master Street Tree plan, Liquidamber Styracafolia is the specified tree 7th Avenue NW.
- g) Western Red Cedar is a tree capable of growing to 30 feet in diameter. The applicant will propose a different species more appropriate for the planter size.
- h) With the landscape permit, all vegetation must be depicted at 85% of mature size.



BLOW-UP PLAN LINEAR MODULAR WETLAND SYSTEMS

	AKEBIA QUINATA / / FIVELEAF AKEBIA	3" HT., STAKED 1-GAL POT	15	NO	15'	13'
WETLAND PLANT	<u> </u>			SPACING		
	CAREX OBNUPTA / SLOUGH SEDGE	4-INCH POT		6" O.C.		
	JUNCUS TENUIS / SLENDER RUSH	4-INCH POT		6" O.C.		
GROUNDCOVERS				SPACING		
A	LIRIOPE SPICATA / CREEPING LILY TURF	4-INCH POT		1'-0" O.C.		
B	EPIMEDIUM X RUBRUM/ HYBRID EPIMEDIUM	4-INCH POT		1'-0" O.C.		
(C)	GAULTHERIA SHALLON / SALAL	4-INCH POT		1'-0" O.C.		
D	RUBUS CALYCINOIDES / EVERGREEN BRAMBLE	4-INCH POT		1'-0" O.C.		
E	GAULTHERIA PROCUMBENS / WINTERGREEN	4-INCH POT		1'-0" O.C.		
F	FRAGARIA CHILOENSIS / SAND STRAWBERRY	4-INCH POT		1'-0" O.C.		

LIGHTING LEGEND

INDICATES LOW-VOLTAGE LED PATHWAY LIGHT



TREE DENSITY CALCULATION

REQUIRED DENSITY: 4 SIGNIFICANT TREES / 5,000 S.F. SITE AREA: 24,901 S.F. / 5,000 = 5 X 4 = 20 TREES @ 6" DBH= 120" DBH TOTAL

EXISTING TREES TO BE SAVED: 0

PROPOSED ON-SITE NEW TREES:

17 @ 2"= 34.0" DBH TOTAL

2 @ 3"= 6.0" DBH TOTAL

40.0" DBH TOTAL

PROPOSED OFF-SITE NEW TREES:
40 @ 2"= 92.0" DBH TOTAL

PLANTING NOTES AND SEQUENCE:

- 1. ALL NEW PLANTINGS SHALL BE IRRIGATED FOR THE ESTABLISHMENT PERIOD WITH SURFACE INSTALLED DRIP AUTOMATIC IRRIGATION EQUIPMENT WITH RAIN SHUT—OFF DEVICE. COMPLETE INSTALLATION OF IRRIGATION SYSTEM PRIOR TO PLANTING OF VEGETATION. NO TRENCHING ALLOWED WITHIN CRITICAL ROOT ZONE OF EXISTING TREES.
- 2. ALL NEW PLANTING AREA SUBGRADES, EXCEPT THOSE WITHIN THE CRITICAL ROOT ZONE OF ALL EXISTING TREES, SHALL BE TILLED TO A DEPTH OF 12"AND ALL LARGE ROCKS, STICKS, ROOTS AND DEBRIS SHALL BE REMOVED FROM THE TILLED AREA.
- 3. ALL NEW PLANTING AREAS, EXCEPT THOSE WITHIN THE CRITICAL ROOT ZONE OF ALL EXISTING TREES, SHALL RECEIVE MINIMUM 2" OF COMPOST SOIL AMENDMENT TILLED INTO THE TOP 6" OF IMPORTED SANDY LOAM SOIL. ALL AREAS SHALL RECEIVE MIN. 2" OF ORGANIC MULCH COVER.
- 4. STAKE OR MARK PLANT LOCATIONS AS INDICATED ON THIS PLAN. AVOID ALL CONFLICTS WITH UTILITY LOCATIONS AND ADJUST PLANT LOCATIONS AS REQUIRED.
- 5. INSTALL PLANTS AS DETAILED. APPLY SUFFICIENT WATER FOR ESTABLISHMENT OF HEALTHY PLANT GROWTH.
- 6. ALL TREE PLANTINGS SHALL MAINTAIN MINIMUM 10'-0' CLEARANCE FROM ALL NEW AND EXISTING UTILITY LOCATIONS.



INCORPORATED P.S.

LANDSCAPE ARCHITECTURE

URBAN DESIGN

SITE PLANNING

PARKS AND

RECREATION PLANNING

KIRKLAND WA 98033 PH: 425.454.5723 FX: 425.822.3525 E-: jgm@jgm-inc.com

12610 NE 104TH ST.

BUILD 18 TOWNHOMES
LOCUST AND 7TH AVE
683 NW LOCUST AVE
ISSAQUAH, WA
REVISIONS/DRAWING ISSUES:

Drawn by: CL Checked by: CL



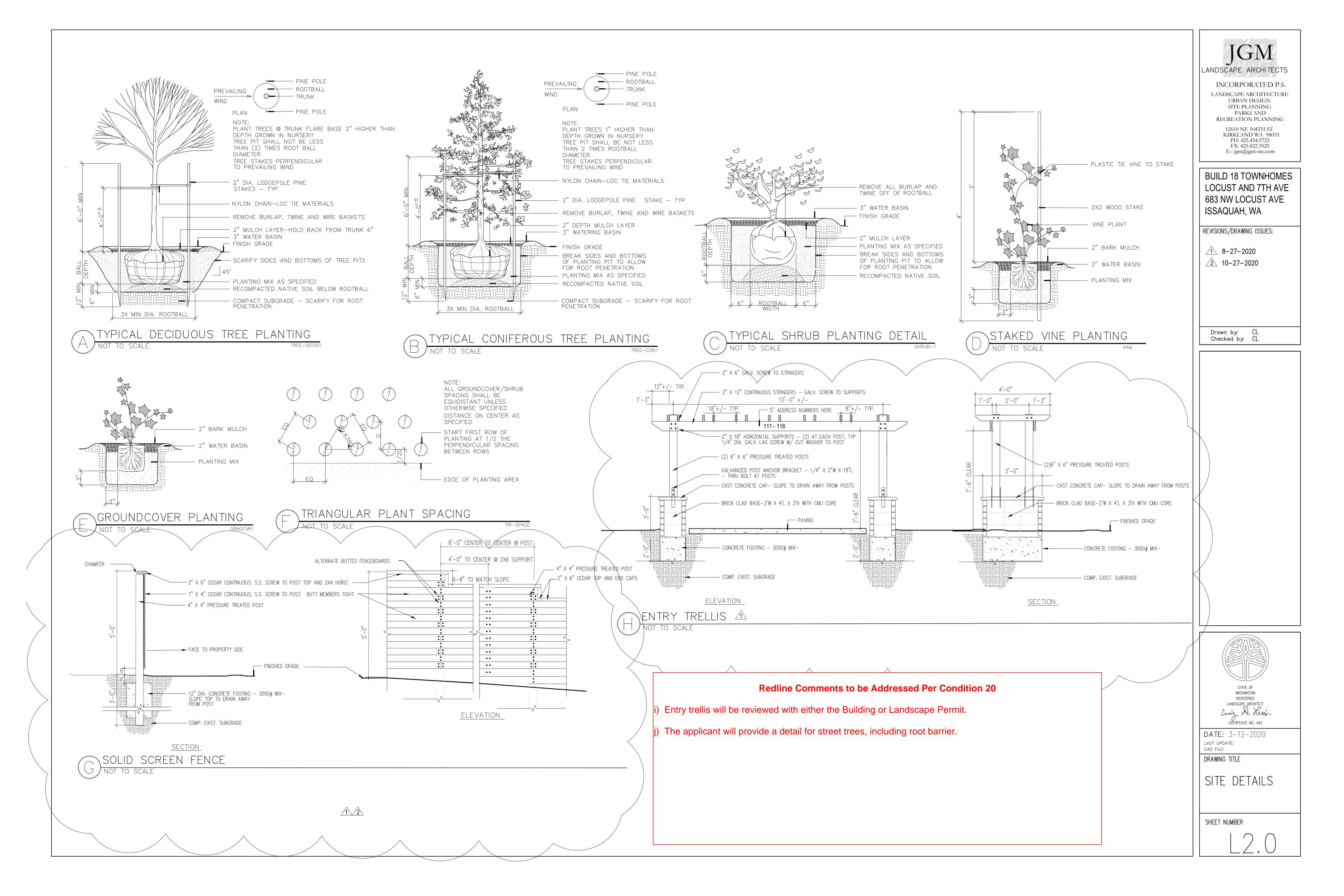
STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Ciay
CERTIFICATE NO. 442

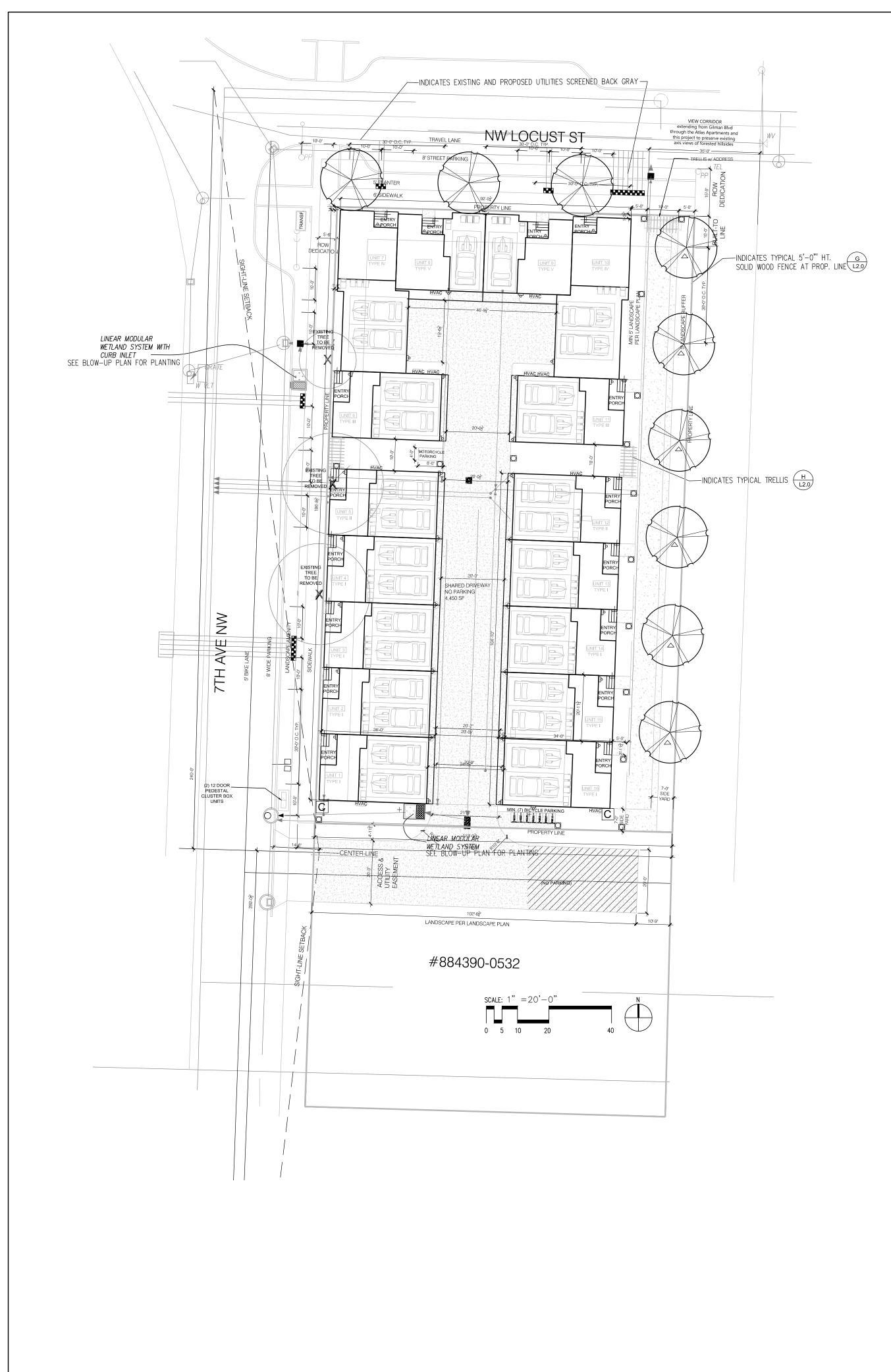
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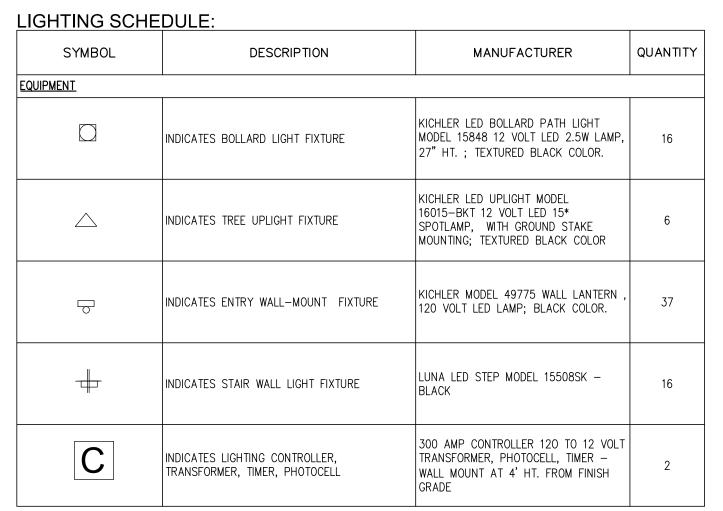
DRAWING TITLE

PLANTING PLAN

SHEET NUMBER









WALL MOUNT LIGHT



KICHLER.

BOLLARD PATH LIGHT



KICHLER.

TREE UP LIGHT





KICHLER.

Photometrics are based off engine photometrics at various mounting heights.
 Fits a standard gang junction box
 LED integrated components carry a 10-year limited warranty when used in a residential application and 3-year limited warranty when used in a commercial application
 Striking black finish enhances design

HINKLEY
3000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 6
Toll Free: 1 (800)

JGM LANDSCAPE ARCHITECTS

INCORPORATED P.S.

LANDSCAPE ARCHITECTURE

URBAN DESIGN

SITE PLANNING

PARKS AND

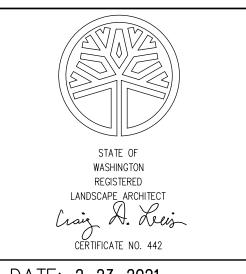
RECREATION PLANNING

12610 NE 104TH ST. KIRKLAND WA 98033 PH: 425.454.5723 FX: 425.822.3525 E-: jgm@jgm-inc.com

BUILD 18 TOWNHOMES LOCUST AND 7TH AVE 683 NW LOCUST AVE ISSAQUAH, WA

REVISIONS/DRAWING ISSUES:

Drawn by: CL Checked by: CL



DATE: 2-23-2021

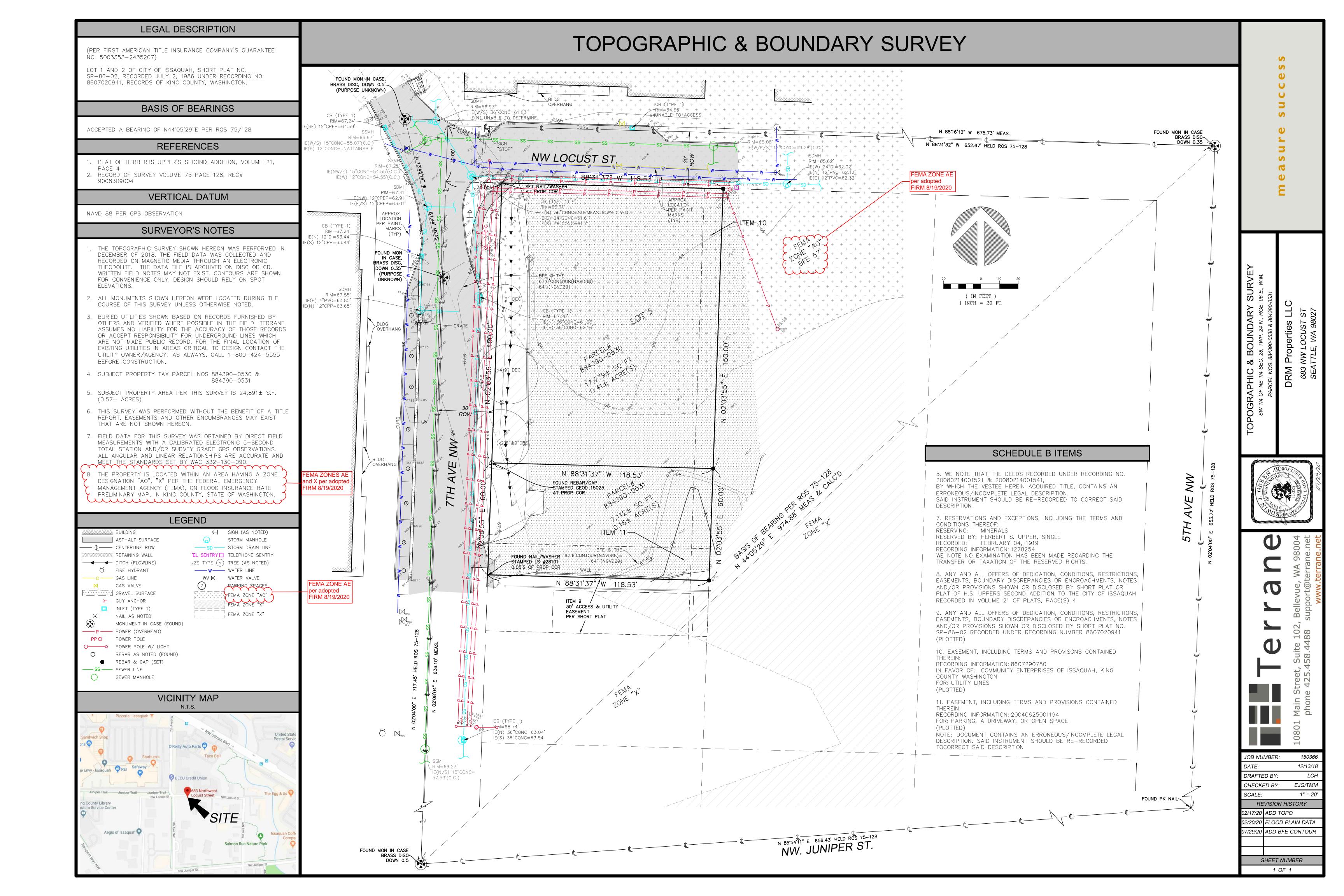
LAST UPDATE:
CAD FILE:

DRAWING TITLE

LIGHTING PLAN

SHEET NUMBER

L3.(



CITY OF ISSAQUAH	APPROVALS: CITY OF ISSAQUAH
LOT LINE ADJUSTMENT NO:	
	DSD PLANNER DATE D
DECLARATION	LAND_DEVELOPMENT_MANAGER/DSD
KNOW ALL PEOPLE BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED TO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF	<u>'</u>
THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.	EXISTING LEGAL
	(PER CHICAGO TITL DATED MARCH 9, 2
	PARCEL A: LOTS 1 AND 2, SHORE RECORDING NO. 86 SECOND ADDITION THEREOF RECORDED COUNTY, WASHINGT
IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.	PARCEL B: AN EASEMENT FOR RECORDED UNDER SITUATE IN THE CITUASHINGTON.
NAME NAME	
	NEW LEGAL DES
	PARCEL A
	THAT PORTION OF ISSAQUAH ACCORDI RECORDS OF KING BEGINNING AT THE THENCE SOUTH 88° THENCE SOUTH 02° CITY OF ISSAQUAH,
<u>ACKNOWLEDGEMENTS</u>	RECORDING NO. 86 THENCE NORTH 88°
STATE OF)) SS	THENCE NORTH 02°
COUNTY OF) I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT	
SIGNED THIS DEDICATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.	
DATED SIGNATURE OF NOTARY PUBLIC PRINTED NAME OF NOTARY PUBLIC	
RESIDING AT: MY APPOINTMENT EXPIRES	

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS DAY OF, 20......,

AT M IN BOOK OFAT PAGE......AT

SUPT. OF RECORDS

THE REQUEST OF TERRANE, INC.

MANAGER

APPROVALS CITY OF ISSAQUAI				
DSD PLANNER	DATE	DSD ENGINEER	DATE	

DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS DAY OF, 20
ASSESSOR
DEPUTY ASSESSOR
ACCOUNT NUNBER

RECORDING NO. VOL. /PAGE PORTION OF SW 1/4 of NE 1/4, S.28 T. 24N., R. 06E.,W.M.

EXISTING LEGAL DESCRIPTIONS

(PER CHICAGO TITLE INSURANCE COMPANY'S GUARANTEE NO. 200977-SC, DATED MARCH 9, 2020)

PARCEL A: LOTS 1 AND 2, SHORT PLAT NO. 86-02 RECORDED JULY 2, 1986, UNDER RECORDING NO. 8607020941, BEING LOT 5, BLOCK 6, OF H.S. UPPERS SECOND ADDITION TO THE CITY OF ISSAQUAH, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 4, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B: AN EASEMENT FOR ACCESS AND UTILITY, AS ESTABLISHED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8607020941. SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF LOT 5, BLOCK 6, OF H.S. UPPERS SECOND ADDITION TO THE CITY OF ISSAQUAH ACCORDING TO THE PLAT THEREOF AS FILED IN VOLUME 21 OF PLATS, PAGE 4, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 88°31'32" EAST 118.53 FEET, TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 02°04'00" WEST 210.00 FEET, TO THE SOUTHEAST CORNER OF LOT 2 OF CITY OF ISSAQUAH, SHORT PLAT NO. SP-86-02, RECORDED JULY 2, 1986 UNDER RECORDING NO. 8607020941, RECORDS OF KING COUNTY, WASHINGTON; THENCE NORTH 88°31'32" WEST 118.53 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 02°04'00" EAST 210.00 FEET, TO THE POINT OF BEGINNING.

RESTRICTIONS

VICINITY MAP - N.T.S.	
NW JUNIPER ST. M. JUNIPER ST. H. H. H. H. LOCUST ST. NW JUNIPER ST. H. H. H. LOCUST ST. H. H. H. LOCUST ST. NW JUNIPER ST. H. H. H. LOCUST ST. H. H. H. H. LOCUST ST. H. H. H. H. H. LOCUST ST. H.	

LAND SURVEYOR'S CERTIFICATE THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDING ACT AT THE REQUEST OF DRM PROPERTIES, LLC IN SEPTEMBER, 2020.

EDWIN J. GREEN, JR. CERTIFICATE NO.150.25....





DRM PROPERTIES, LLC

DWN. BY	DATE	JOB NO.
TLR	9/21/20	150366
CHKD. BY	SCALE	SHEET
SRM/EJG	N.T.S.	1 OF 2

CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO:

SCHEDULE B EXCEPTIONS:

1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. AS SET FORTH ON PLAT OF H.S. UPPERS SECOND ADDITION TO THE CITY OF ISSAQUAH FILED IN VOLUME 21 OF PLATS, PAGE 4: RECORDING NO: 858963

2. RESERVATIONS OF OIL, COAL, GAS AND MINERALS AND/OR MINERAL RIGHTS OF ANY NATURE, AND RIGHT OF ENTRY TO EXPLORE SAME, CONTAINED IN THE DEED GRANTOR: HERBERT S. UPPER, A BACHELOR RECORDING DATE: FEBRUARY 4, 1919 RECORDING NO.: 1278254

3. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SHORT PLAT NO. 86-02: RECORDING NO: 8607020941

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: COMMUNITY ENTERPRISES OF ISSAQUAH PURPOSE: UTILITIES RECORDING DATE: JULY 29, 1986 RECORDING NO.: 8607290780
AFFECTS: A PORTION OF SAID PREMISES

5. THE EFFECT OF ANY IMPAIRMENT OF THE EASEMENT FOR ACCESS AND UTILITY SHOWN IN SCHEDULE A AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040625001194.

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF ISSAQUAH PURPOSE: NO-BUILD AREA RECORDING DATE: JUNE 25, 2004 RECORDING NO.: 20040625001194 AFFECTS: A PORTION OF SAID PREMISES "PLOTTED"

7. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON

RECORDING NO: 20151006900040

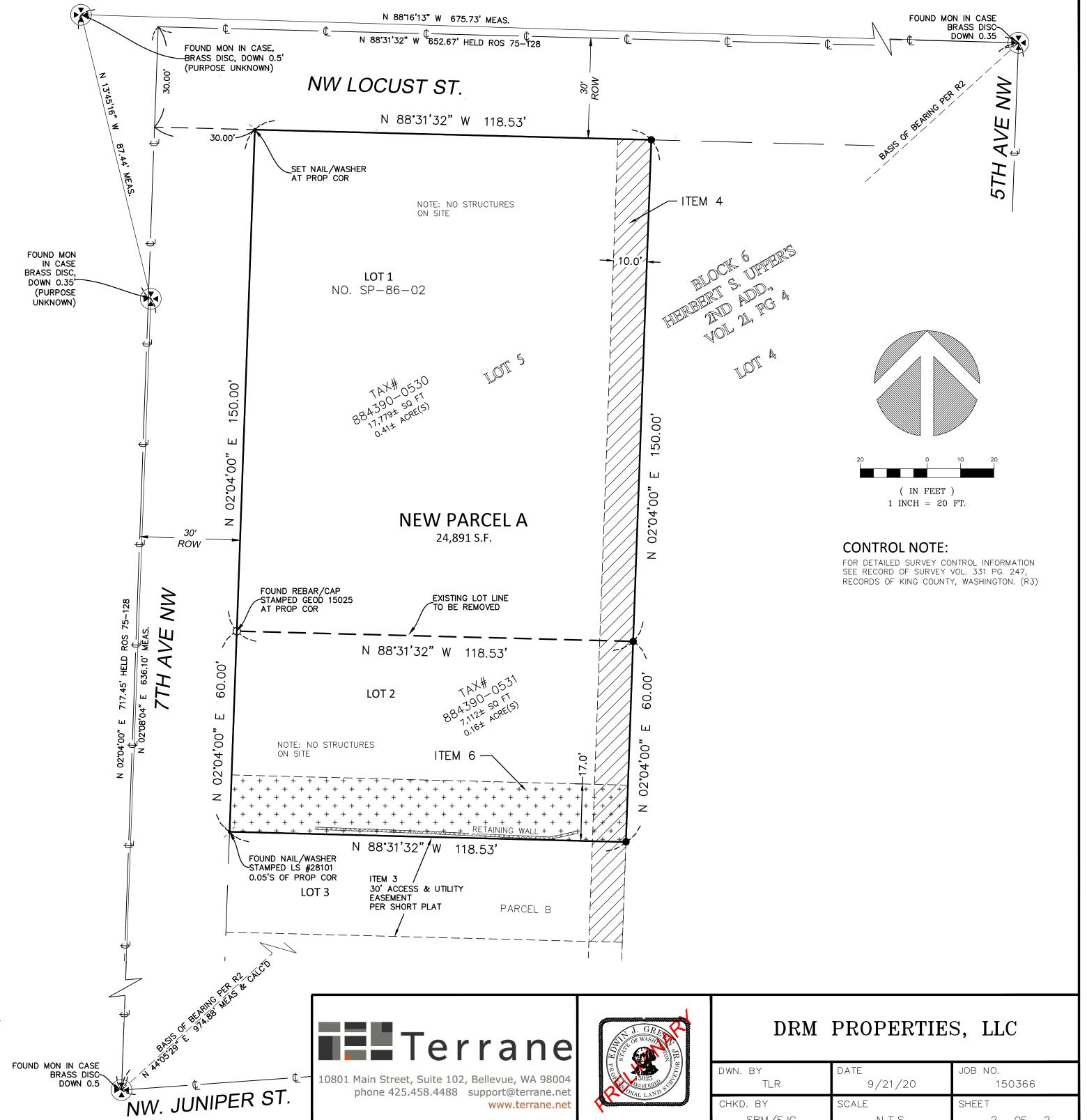
"PLOTTED"

BASIS OF BEARING:

ACCEPTED A BEARING OF N44°05'29"E BETWEEN FOUND MONUMENTS PER REFERENCE NO. 2.

REFERENCES:

- 1. PLAT OF HERBERT S UPPER'S SECOND ADDITION, VOLUME 21, PAGE 4, RECORDS OF KING COUNTY, WASHINGTON.
- 2. RECORD OF SURVEY, VOL. 75, PAGE 128, RECORDS OF KING COUNTY, WASHINGTON.
- 3. RECORD OF SURVEY, VOL. 331, PAGE 247, RECORDS OF KING COUNTY, WASHINGTON.



SRM/EJG

N.T.S.

2 OF 2